

Village of Central Lake

2023 Master Plan & 5-Year Recreation Plan



This page left blank.

Acknowledgments

The 2023 Village of Central Lake Master Plan and Five-Year Recreation Plan was prepared by:

Central Lake Planning Commission Members:

Rob Tyler
Matt Gabris
April Citiky
Patti Waite
Nate Sommer

Central Lake Village Council Members:

Rob Tyler
Kipp Drake
Ralph Hines
Michelle Fox
Bill Chapman
Mike Ring
Brian Patton

Central Lake Staff:

Allie Hines, Clerk/Treasurer

With Assistance From:



Adopted:

Village Planning Commission: May 10, 2023

Village Council: May 10, 2023

This page left blank.

Table of Contents

Introduction.....	1
Chapter 1	
Community Profile.....	3
Chapter 2	
Natural Resources & Environment.....	17
Chapter 3	
Existing Land Use & Land Cover.....	31
Chapter 4	
Community Services, Facilities and Transportation.....	35
Chapter 5	
Recreation.....	43
Chapter 6	
Planning & Public Input Process.....	61
Chapter 7	
Vision, Goals and Objectives.....	69
Chapter 8	
Future Land Use & Zoning Plan.....	79
Chapter 9	
Implementation.....	89
Appendix	
A. Action Plan	
B. Public Notices & Correspondence	
C. Plan Adoption Documentation	
a. Certified Meeting Minutes	
b. Resolutions of Adoption	
c. Transmittal Letters to County and Regional Planning Agencies	
D. DDA Ordinance & Boundary Map	
E. ESRI Socioeconomic Profile	
F. GLISA Fact Sheet	
G. Past MDNR Grant Supporting Documentation	
H. Recreation Site Photos	
I. Public Survey Results & Summary of Preferences	

Appendix A. Action Plan

ACTION PLAN

Village of Central Lake 2023 Master Plan/Recreation Plan

Priority

- Immediate:** Tasks that should be completed within a year of the master plan/rec plan adoption.
- Short:** Actions that should be completed in the next 2-3 years.
- Medium:** Actions that should be accomplished in about 5 years.
- Long:** Actions that should be completed within 10 years or more.
- Continuing:** Actions that will need to be reviewed on a regular basis.

Responsibility/Resources

- CC = Chamber of Commerce
- CONS = Consultant
- DDA = Downtown Development Authority
- DPW = Dept. of Public Works
- HS = Historical Society
- PC = Village Planning Commission
- RC = Antrim County Road Commission
- TMWC = Tip of the Mitt Watershed Council
- VC = Village Council or Ad-Hoc Committee
- VS = Village Staff

VILLAGE GOVERNMENT				
Goal: Provide efficient, cost-effective, and proactive public services that adequately meet the community's existing and future needs.	PRIORITY (A, B, or C)	TIME FRAME	RESPONSIBILITY	RESOURCES
Objective 1: Land use planning and local controls should be employed to alleviate land use conflicts and property maintenance problems.				
Actions:				
a. Continue to retain an Ordinance Officer under contract to conduct blight enforcement.	A	Continuing	VC	Village General Fund
b. Consider amending Chapter 8 of the Village zoning code (Nuisance), Section 8.5, to eliminate the issuance of a nuisance violation of a "fine of not more than Five Hundred Dollars (\$500.00)", with each additional day of violation being considered as another separate violation. This stipulation can be replaced with a process that results in a nuisance violation requiring an appearance at a public hearing, where the property owner must explain why their property is in a blighted condition. If the property owner does not remedy the situation within a certain amount of time, then the local government will clean it up and place a lien on their property for the amount of the clean-up.	A	Immediate	PC / VC	
Objective 2: Provide cost-effective, high-quality Village water and sewer services.				
Actions:				
a. Continue to improve the quality of Village water service.	A	Continuing	VC / DPW	Village Water Fund
b. Complete the recommendation to maintain and refurbish the effluent collection and treatment system, as outlined in the 2020 Preliminary Engineering Report for Sanitary Sewer System Improvements for the Village.	A	Short	VC / DPW / CONS	Village Sewer Fund
Objective 3: Provide responsive and effective Village Planning Commission services.				
Actions:				
a. Annually review the Village Master Plan to re-evaluate priorities and document progress made on action items.	B	Continuing	PC	Village General Fund
b. Annually review the Village Zoning Ordinance to ensure it meets the Village's vision and goals, and update it as needed.	B	Continuing	PC / CONS	
c. Develop a 6-year Capital Improvements Plan (CIP) to provide an effective and efficient budgeting tool for maintenance and improvements of major public infrastructure, services and facilities.	B	Immediate	PC / VC / DPW	All Village Funding Sources: General, Major Street, Local Street, Campground, Sewer, Water, Equipment.
d. Ensure that proposed future land developments/improvements are completed, where possible, in coordination with scheduled public utility, facility and services improvements.	B	Immediate/Continuing	PC / VC / DPW	
e. Re-zone the parcel of land owned by the Antrim County Road Commission, at 1762 S. Main, from "Mixed Use" to "Manufacturing". This change would result in consistency with the zoning district of the eastern adjoining parcel, which is also owned by the Road Commission.	A	Immediate	PC / VC	Village General Fund
f. Ensure meeting agendas and minutes are posted on the Village website in a timely fashion.	A	Continuing	VS	
g. Consider having Planning Commission meetings later in the evenings to encourage more public participation during after-work hours.	A	Immediate	PC	
h. Encourage Planning Commission members to attend planning and zoning trainings offered by local, regional or statewide partners, such as the Michigan Association of Planning and MSU Extension's Citizen Planner program.	C	Immediate, Continuing	PC	Village General Fund; MI Association of Planning workshops; MSU Extension's Citizen Planner program

COMMUNITY DEVELOPMENT AND REVITALIZATION					RESOURCES
Goal: Create an active and attractive downtown environment with a diversified local economy, while preserving the natural environment and small town character.	PRIORITY (A, B, or C)	TIME FRAME	RESPONSIBILITY		
Objective 1: Pursue opportunities to encourage existing and new business growth in the Village.					
Actions:					
a. Consult with the Antrim County Brownfield Redevelopment Authority and Northern Lakes Economic Alliance (NLEA) regarding potential brownfield tax program opportunities to encourage redevelopment/reuse of vacant and/or contaminated properties in the Village, such as: <ul style="list-style-type: none"> • 2487 N. Main St. (vacant; a former gas station/auto shop) • 2080 Moyer Road (currently vacant land; formerly De-Sta-Co Manufacturing Co.) • 2148 Moyer Road (currently in private residential use; formerly Central Lake Lumber Mill) 	C	Medium	VS	https://www.antrimcounty.org/government/boards/commissions/committees/brownfield_redevelopment_authority.php www.northernlakes.net	
Objective 2: Maintain and improve the "small town" look and feel of the Village.					
Actions:					
a. Continue the work of the Village Council's "Streets, Sidewalks and Lights" subcommittee to ensure that streets and right-of-ways receive quality landscaping and maintenance (i.e., regular storm drain cleanouts, vegetative/tree trimming, etc.)	B	Continuing/Immediate	VC, DPW	Local Street Fund, Major Street fund; Chamber of Commerce Grants TBD	
b. Implement placemaking projects, such as façade improvements, art installations, interactive exhibits, community gardens, wayfinding/interpretive signage, community gardens, or streetscape improvements (i.e., rain gardens with native vegetation, benches, lighting, bike racks, designated bike lanes, trash/recycling cans, etc.)	B	Medium	VC, DPW, PC, DDA	Michigan Arts & Culture Council: https://www.michiganbusiness.org/industries/macc/macc-grants/ MDARD Rural Development Fund Grant Crowdfunding, volunteers Example Sign Guidelines: http://www.discovernortheastmichigan.org/downloads/dnr_approved_new_designintentdoc_2016_09_13.pdf	
c. Retrofit older downtown commercial buildings so that they are ADA accessible.	B	Medium	DDA, VC	DDA Fund; MACC Grant	
Objective 3: Strive for the downtown to be a more active and exciting destination.					
Actions:					
a. Utilize the Chamber of Commerce website as a "one-stop-shop" for information on all public events and meetings in the Village, as well as current hours for businesses.	A	Immediate		Chamber of Commerce Grants TBD	
b. Provide accurate and up-to-date e-mail communications about current events (should coincide with the "one-stop-shop" website) from the Chamber of Commerce.	A	Immediate			
c. Improve the frequency and variety of special events.	A	Immediate	CC, DDA	DDA Fund	
d. Coordinate downtown events with local business hours of operation, so that patrons can visit more of the downtown businesses and enjoy the local ambiance.	A	Short			
e. Consider moving weeknight DDA events during the school year to weekends, to encourage more participation.	A	Short			
f. Provide activities at special events that cater to all age groups.	C	Short			
g. Encourage businesses to have more consistent hours of operation for customer convenience, or perhaps offer one night a week that they are open for business later in the day.	C	Medium			

HOUSING				
GOAL: Provide suitable housing opportunities for all income levels and age groups.	PRIORITY (A, B, or C)	TIME FRAME	RESPONSIBILITY	RESOURCES
Objective 1: Encourage the development of housing to meet the needs of all household types and income groups.				
Actions:				
a. Work with partners and community stakeholders, such as Housing North, to attract and implement more affordable housing in the Village.	A	Immediate/Continuing	VC	Village General Fund
b. Consider developing a Short Term Rental ordinance and licensing process.	A	Short	PC/VC/CONS	Example STR Application: https://www.cityofhairbosprings.com/wp-content/uploads/2022/02/Application-for-Short-Term-Rental-02.03.2022.pdf
Objective 2: Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, and safety.				
Actions:				
a. Develop a property maintenance education program to raise awareness amongst Village homeowners and renters about local blight ordinance requirements and available home improvement funds from public assistance agencies.	C	Short - Medium	VS	Village General Fund
Objective 3: Protect residential neighborhoods from intrusion of incompatible uses.				
Actions:				
a. Review and modify the zoning ordinance if necessary to require buffers and/or screening of dumpsters, loading docks, and parking lots of non-residential land use areas that adjoin a residential use area.	C	Short - Medium	PC/VC	Village General Fund

NATURAL RESOURCES & ENVIRONMENT					
Goal: Protect and preserve the Village's natural resources, including the waterfront areas and other environmentally sensitive areas.	PRIORITY (A, B, or C)	TIME FRAME	RESPONSIBILITY	RESOURCES	
Objective 1: Evaluate the environmental impact of all new development.					
Actions:					
a. Continue to minimize direct storm water discharge into rivers and lakes.	B	Ongoing	VC, DPW, RC	TMWC, Antrim Conservation District	
b. Explore options to limit the amount of impervious surface for development projects.	C	Immediate, Ongoing	PC		
Objective 2: Protect the quality of groundwater and surface water (Hanley and Intermediate Lakes, shorelines, and tributaries)					
Actions:					
a. Continue collaboration with the Intermediate Lake Association (ILA) and Tip of the Mitt Watershed Council (TMWC) for water quality data collection and reporting.	A	Ongoing	VS	TMWC, ILA	
b. Continue to improve and maintain road stream crossings to minimize the impact on water resources (i.e., upslope culverts).	B	Ongoing	VC, DPW, RC	TMWC	
c. Utilize native plants in public landscaping projects.	B	Short	VS, DPW	Antrim Conservation District, TMWC, ILA	

RECREATION					RESOURCES
Goal: Maintain, improve and expand Village recreational opportunities.	PRIORITY (A, B, or C)	TIME FRAME	RESPONSIBILITY	RESOURCES	
Objective 1: Preserve, maintain and improve Village public parks, access sites and natural areas.					
Thurston Park					
a. Provide more shade areas and accessible picnic tables.	A	Immediate	VC, DPW	Donations	
b. A portion of Thurston Park (specifically, the area from the large pavilion down to the beach) is currently under a 99-year lease, which is scheduled to expire around 2025. In order to guarantee the long term public use and enjoyment of this area, and apply for MDNR recreation grants for future improvements, the Village of Central Lake intends to pursue the purchase of this property. Contingent on transfer of ownership to the Village, potential improvements include:	A	Immediate to Short	VC	MDNR Rec Grant - Acquisition	
i. Construct ADA accessible pathways that connect parking areas and recreation features.	A	Short	PC, VC, CONS	MDNR Rec Grant - Development Michigan Arts & Culture Council: https://www.michiganbusiness.org/industries/macc/macc-grants/ Donations	
ii. Redevelop the large picnic pavilion, concession stand and restrooms to be ADA accessible.	A	Short			
iii. Construct a new, universally accessible playground.	B	Medium			
c. Implement erosion control measures to protect the park's natural areas, infrastructure, and the water quality of Intermediate Lake.	C	Medium	VS, DPW	MI EGLE, Antrim Conservation District, Tip of the Mitt Watershed Council	
Ron Donaldson Field Complex					
d. Construct a new, universally accessible playground.	C	Medium to Long	VC, PC	MDNR Rec Grant - Development Michigan Arts & Culture Council Grant Donations	
e. Construct ADA accessible pathways that connect parking areas and recreation features.					
f. Redevelop the concession stand to be ADA accessible.					
g. Construct ADA accessible restrooms.					
h. Construct a picnic pavilion.					
North Street Nature Trail					
e. Continue the utilization of volunteers to maintain the trail system.	A	Ongoing	VS	Volunteers	
Main Street Pavilion					
f. Farmer's Market – work to obtain more vendors; provide food trucks; better promotion	A	Immediate	CC, DDA	USDA Farmer's Market Promotion Grant: https://www.ams.usda.gov/services/grants/fmpp	
g. Provide appropriate signage for accessible parking space(s).		Immediate	VC	General Fund	
h. Provide ADA accessible picnic tables.		Short	VC	Fundraiser, Volunteers	
Intermediate River Access					
i. Develop preliminary a site plan and cost estimates for an MDNR recreation grant to develop a 50-foot long, universally accessible fishing platform on the Intermediate River, and an accessible access route from Lake Street on vacant Village-owned property.	A	Short	VC, CONS	MDNR Rec Grant; Lion's Club Volunteers	
Intermediate Lake Access					
j. Install a universally accessible kayak launch on Village-owned property, located east of the public boat docks on Intermediate Lake, south of State Street.	A	Short to Medium	VC, CONS	Paddle Antrim, Inc.; MDNR Rec Grant - Development	
Special Events					
k. Provide more family-friendly activities	A	Short	CC, DDA	DDA Funds; Donations	
l. DDA Events – hold on weekends instead of weeknights; improve advertisement/awareness	A	Short			
m. 4th of July – provide food trucks, more activities to do after the parade	C	Short to Medium			
n. Car Show – strive to obtain more participants and better promotion/awareness	C	Short to Medium			

RECREATION					
Goal: Maintain, improve and expand Village recreational opportunities.	PRIORITY (A, B, or C)	TIME FRAME	RESPONSIBILITY	RESOURCES	
Objective 2: Purchase or lease land to increase recreation opportunities for residents and visitors.					
Actions:					
a. A portion of Thurston Park (specifically, the area from the large pavilion down to the beach, which consists of approximately 150 feet of frontage) is currently under a 99-year lease agreement that is scheduled to expire around 2025. In order to guarantee the long term public use and enjoyment of this area, and to apply for MDNR recreation grants for future improvements, the Village of Central Lake intends to pursue the purchase of this property.	A	Immediate to Short	VC	MDNR Rec Grant - Acquisition; Village General Fund; Fundraising	
b. Discuss potential land use agreements with Central Lake Township or other property owners to expand the North Street Trail system.		Medium		Village General Fund, Crowdsourcing, Grand Traverse Regional Land Conservancy, local government agreements	
Objective 3: Support cooperative recreational planning and development with the surrounding townships, non-profits and schools.					
Actions:					
a. Continue to collaborate with the non-profit Paddle Antrim, Inc. on providing water trail events and awareness related to the Chain-of-Lakes Water Trail.	A	Ongoing	VC, VS, CC	Village General Fund	
b. Assist the Central Lake Historical Society with promotion of their historical education efforts.	C	Immediate, Ongoing	CC, DDA, HS	Village General Fund	
c. Continue collaboration with Central Lake Township, Forest Home Township, the Village of Bellaire, and MDOT on the development of the proposed non-motorized trail connecting the Village of Central Lake to Bellaire along M-88.	C	Long	VC, RC	MNRTF Grant; Village General Fund; In-Kind Support; Federal Funds such as Transportation Enhancement Activities (TEA), National Recreational Trails Fund, or Transportation Alternatives Program (TAP) grants	
Objective 4: Provide accessible, non-motorized infrastructure that connects the Village parks, neighborhoods, downtown businesses, and the school.					
Actions:					
a. Same as Action 3c.					
b. Continue to implement a Village sidewalk improvement program to improve and expand sidewalks, and repair as needed.	A	Ongoing	VC, DPW	Local Street and Major Street Funds	
Objective 5: Provide new recreational opportunities within the Village.					
Actions:					
a. Consideration of providing the following new recreational opportunities:					
i. Off-Road Vehicle trail connectivity (ORVs to be allowed on the roads)	A	Immediate	VC, VS, RC	Local/Major Street Funds	
ii. Off-leash dog park – possibly in the location of former Village wastewater drainfield.	C	Short	VC, PC	Fundraiser, Volunteers,	
iii. Shuttles to area wineries/breweries (could be done on a trial basis first)	A	Short to Medium	VS, VC, DDA, CC	Village General Fund	
iv. Recreation programming for kids, adults and seniors	B	Short to Medium	VS, VC	Village General Fund	
v. Historical education programs coordinated amongst Central Lake Schools and Historical Society	C	Short to Medium	VS, HS, CC	High School - Central Lake Schools - potential partnership	

Appendix B.

Public Notices & Correspondence

PUBLIC NOTICE
VILLAGE OF CENTRAL LAKE PLANNING COMMISSION
VILLAGE OF CENTRAL LAKE, MI, ANTRIM COUNTY
NOTICE OF INTENT TO CONDUCT MASTER PLANNING

Effective February 24, 2022, the Village of Central Lake Planning Commission has approved the issuance of the Village of Central Lake, Notice of Intent to Conduct Master Planning as required under the Michigan Planning Enabling Act (Act 33 of 2008). In accordance with the requirements of Michigan's PA 33 of 2008 and related amendments, this is to notify you that the Village of Central Lake, Michigan is initiating the process to complete a Master Plan Update with a Parks and Recreation Plan component for the village.

In accordance with the Michigan Planning Enabling Act (Act 33 of 2008), and related amendments, when a community is intending to prepare a Master Plan update, it must notify by first class mail any City, Village, or Township located within or contiguous to the community, and to the applicable County and/or Regional Planning Commission(s). The same notice must also be sent to any railroad company or public utility that registers for such a notice with the community. The Notice of Intent to Plan should note that the community is beginning a planning process and encourage and request cooperation and comments from adjacent communities. This notice has been posted with the Village Clerk's office in the Village of Central Lake and is also being posted on the Networks Northwest project website for the village: <https://www.networksnorthwest.org/community/projects/village-of-central-lake-master-plan-rec-plan-update.html>

The village is asking for your cooperation and assistance in this process. Specifically, we would like to know if you have any thoughts, concerns, or issues you feel should be addressed in this effort that would allow us to work more cooperatively when planning for our area.

Later in the process, the Village of Central Lake will be issuing a draft copy of the Master Plan Update for public review and comment, as required by statute. The draft and final Master Plan submittals will be made by electronic mail unless the village receives an objection from the entity to which this letter is directed. At that time, we would appreciate all comments regarding the Plan's content and how you feel it may affect planning efforts in your community.

PLEASE BE NOTIFIED that you are invited to send a letter and/or email stating your opinions, position, or questions to the Village of Central Lake Planning Commission (c/o Planner), PO Box 368, Central Lake, MI 49622, or send an email to: stephanie.loria@networksnorthwest.org. The Village of Central Lake thanks you for your cooperation and assistance.

Dated February 24, 2022

Affidavit of Mailing
Notice of Intent to Update Master Plan

This affidavit certifies the following list of communities and utilities were sent a Notice of Intent to Plan regarding the update of the Village of Central Lake Master Plan on 02/24/2022. The Notice of Intent was transmitted via first class mail in accordance with the Michigan Planning Enabling Act, Act 33 of 2008.

Entity Name	Contact	Mailing Address	City	State	ZIP code
Antrim County Administration/Planning Commission	Peter Garwood, County Administrator/County Planning Commission Chair	PO Box 187	Bellaire	MI	49615
Antrim County Road Commission	Burt Thompson, P.E.	319 East Lincoln Street, P.O. Box 308	Mancelona	MI	49659
Antrim County Transportation	Al Meacham, Director	4700 S. M-88 Hwy	Bellaire	MI	49615
Central Lake Township	Stanley Bean, Supervisor	PO Box 155	Central Lake	MI	49622
Central Lake Village Council	Robert Tyler, President	PO Box 368	Central Lake	MI	49622
Central Lake C of C	April Cikity, President	PO Box 428	Central Lake	MI	49622
MDOT - Gaylord TSC	Jason Gailitis, Manager	1088 M-32 East	Gaylord	MI	49735
Networks Northwest	Matt McCauley, CEO	PO Box 506	Traverse City	MI	49685
Consumers Energy - Electric	-	1 Energy Plaza Drive	Jackson	MI	49201
Great Lakes Energy - Electric & Truestream Fiber	-	1323 Boyne Avenue, PO Box 70	Boyne City	MI	49712
DTE Energy - Natural Gas	-	One Energy Plaza	Detroit	MI	48226
Spectrum Communications Cable/Fiber	Bill Morand, Great Lakes Region Senior Director of Communications	2 Digital Place	Simpsonville	SC	29681

Stephanie Lonia
NAME

2.24.2022
DATE

LEGAL AND PUBLIC NOTICES

All legal and public notices published in this newspaper are also available on line at www.antrimreview.net (Click on NOTICES)

MORTGAGE CALL THIS IS AN ATTEMPT TO COLLECT A DEBT. ALL INFORMATION WILL BE USED FOR THIS PURPOSE. Default having been made for more than thirty (30) days pursuant to the conditions of a certain Mortgage made by Mountain of Dreams, LLC, a Michigan limited liability company, to Mount Mancelona Holdings, LLC, a Michigan limited liability company, dated the 3rd day of June, 2019, and recorded in the office of the Register of Deeds for the County of Antrim and State of Michigan on the 7th day of June, 2019, in Instrument No. 20190004447, on which Mortgage there is claimed to be due at the date of this notice, for principal and interest, the sum of \$670,000 plus interest, costs and attorneys fees as provided for in said Mortgage, and no suit or proceedings at law or in equity have been instituted to recover the money as secured by said Mortgage, or any part thereof and the entire sum claimed due is, as of the date hereof, fully due and payable. Interest continues to accrue on the debt at the rate of ten percent (10%). **NOTICE OF FORECLOSURE BY ADVERTISEMENT.** Notice is given under section 32.12 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the main entrance of the Antrim County Building, 203 E. Cayuga Street, Bellaire, Michigan, being the place of holding the circuit court in Antrim County, starting promptly at 11:00 a.m. on June 24, 2022. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential

purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. The premises subject to this Notice is described as follows: Township of Mancelona, County of Antrim, State of Michigan: Parcel 1: All the West 1/2 of the Southeast 1/4, lying North of the Old State Road, except the North 3/4 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4; Also except the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 29 North, Range 6 West. Parcel 2: The East 50 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4, Also the North 165 feet of the West 165 feet of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 29 North, Range 6 West. Parcel 3: The East 1/2 of the South-

east 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 29 North, Range 6 West, Also, the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4, Excepting the North 165 feet of the West 165 feet of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 29 North, Range 6 West. Parcel 4: East 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 29 North, Range 6 West. Parcel 5: The Southwest 1/4 of the Southeast 1/4 of Section 16, Township 29 North, Range 6 West lying South of the State Road. Common address: 2568 Ski Run Road, and 2497 Ski Run Road, Mancelona, MI Tax ID Nos.: 05-11-116-006-00; 05-11-116-026-00; 05-11-116-025-00; 05-11-116-058-00; 05-11-116-060-00 During the six (6) months immediately following the

sale, the property may be redeemed except in the event the property is determined to be abandoned pursuant to MCL §600.3241(a), in which case the property may be redeemed during the thirty (30) days immediately following the sale. If the above-described property is sold at the auction, then pursuant to MCL §600.3278 the borrower/owner will be held responsible to the person who buys the property at the mort-

gage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. **MOUNT MANCERONA HOLDINGS, LLC, MORTGAGEE BY: RHOADES MCKEE, P.C.** Date: May 17, 2022

David E. Bevins (P48955) 55 Campau, N.W., Ste. 300 Grand Rapids, MI 49503 616-235-3500 (05-19)(06-09)


**Notice Of Public Hearing
Central Lake Village**

The Village of Central Lake Planning Commission will hold a public hearing on Thursday, June 16, 2022, at the Government Center, at 5:00 p.m., to consider public comment regarding proposed amendment to the Village of Central Lake Zoning Ordinance. The proposed text amendments include Chapter 5 District Regulations and adding Crematoria, Section 5.01.3.20.


Copies of the proposed amendment are available for inspection at the office of the Village Clerk, during normal City business hours, 8:00 a.m. to 11:00 a.m., Monday through Thursday. Written comments concerning the proposed amendments may be submitted to the Village Clerk by first class mail or in person up to the meeting time.

**PUBLIC INPUT SURVEY FOR THE
VILLAGE OF CENTRAL LAKE**

The Village of Central Lake is updating its 5-year Master Plan/Recreation Plan and we want to hear from you! The Master Plan provides a narrative of the community, its past, present and future. Your input will help ensure that the plan's goals and objectives match what members of the community really want to see.



Access the survey by scanning the QR code with your phone or use the following link to access the survey
www.villageofcentrallake.org



THE Review Clipboard
For information on how to add your business here, call 231-533-5651.

Rita A. McAvoy
REALTOR®

4981 US-31 North
Eastport, MI 49627
Cell: 231-499-9180
Office: 231-599-2166
TORCH LAKE OFFICE
Email: ritamcavoy@bhhsmi.com

North Shore
Lawn Care LLC

Serving Kalamazoo and Antrim Counties
Commercial and Residential
Lawn Maintenance • Mulching
Seeding • Sod Installation
Yard Cleanup • Weeding

David Morgan
morgansmowing829@gmail.com
(231) 384-0422

**Boathouse
Self Storage**

Sizes: 5x10, 10x10, 10x15, 10x20 & 10x30

Call for availability
231-264-8074
13703 Campbell Rd. Kewadin, MI 49648

EXCAVATION SERVICES

**Enhanced
Field
Services Inc.**

224 M-72 E. Kalkaska
enhancedfieldservices.com

- Driveway Construction & Repair
- Aggregate Hauling (Sand, Gravel, Topsoil)
- Septic/Drain Field Installation & Repair
- Lot Clearing & Stump Removal
- Landscaping
- Foundation & Basement Excavation

231-518-3601
Free Estimates and Senior Discounts

ANTRIM COUNTY'S LOCAL GLASS SHOP

LEGENDS
Auto Glass
I DRIVE TO YOU!

- Free Mobile Service
- Insurance Work Specialists
- Glass Replacement / Stonechip Repair
- Custom Glass Cutting
- Lifetime Guarantee

Honest • Dependable • References Available
SATISFACTION GUARANTEED

Troy LaCount, Owner/Installer, NGA Master Certified
231-675-2348
8225 Ellsworth Rd., Ellsworth
www.legendsglass.com

**BUFFMAN & SONS
EXCAVATING**

Excavation • Septic Tanks • Drain Fields
Road Building • Gravel • Sand • Top Soil
Lot Clearing • Rock Walls
Demolition • Landscaping
Beach Sand • Boulders

FREE ESTIMATES
**Serving Northern Michigan
Since 1956**

Four Generations
Gary • Luke • Dylan
231-544-6411
7777 Houghton Rd., Central Lake, MI 49622
Luke's Cell: 231-676-5000

**This space
for rent**

Call (231) 533-5651
for more information.

REAL ESTATE? Call
THE WALT MANN
REAL ESTATE TEAM

WALT MANN
231-676-0680
waltermann@yahoo.com

BRYAN HARDY
231-357-8185
bghardy@charter.net

SOLD
Real Estate One®

515 E. Cayuga Street
Bellaire, MI 49615

A TEAM YOU CAN TRUST!

**VILLAGE OF CENTRAL LAKE
REGULAR BOARD MEETING
Wednesday, December 14,2022**

This meeting was called to order at 7:00 P.M. by President Rob Tyler.

ROLL CALL: CHAPMAN, DRAKE, FOX, TSCHIRHART, PATTON, RING, TYLER

Motion by Patton and supported by Chapman to approve the amended agenda of December 14, 2022.

Voice Vote: All vote AYE. Motion Carries.

Motion by Fox and supported by Ring to approve the amended minutes of November 9, 2022.

Voice Vote: All vote AYE. Motion Carries.

PUBLIC COMMENT

- David Dery questioned the Village on not paying water and sewer bills.

REPORTS

- Police Report – Scott Barrett – Submitted.
- DPW Report – Jon Shooks- Submitted
- President’s Report – Rob Tyler – Gave update on new building.

Motion by Ring and supported by Patton to approve the payment of prepaid bills in the amount of \$88,337.75 and Payroll in the amount of \$47,981.68 for a total of \$136,319.43

Roll call Vote: All vote AYE. Motion Carries.

OLD BUSINESS

NEW BUSINESS

2023 Budget Discussion

Committee (Chair*)

- Communication : Shane Tschirhart*, Michelle Fox, Bill Chapman
- Finance/ Personnel : Michelle Fox*, Brian Patton, Kipp Drake
- Law Enforcement/ Public Safety: Bill Chapman*, Brian Patton, Mike Ring
- Parks/ Recreation: Brian Patton*, Michelle Fox, Kipp Drake
- Sewer and Water: Kipp Drake*, Mike Ring, Shane Tschirhart
- Streets, Sidewalks, Lights: Mike Ring*, Shane Tschirhart, Bill Chapman

ACTION ITEMS

Motion by Tyler to approve the Master Plan Draft 2023-2028 with the correction of the census date found on page 9. Voice vote: All vote AYE. Motion Carries.

Motion by Fox supported by Drake to table the Quick Claim Deed in the interest of John A. Kerkhof & Lisa Kerkhof. Roll Call Vote: All vote Aye. Motion Carries.

Motion by Patton supported by Ring to approve of the Quick Claim Deed in the interest of Walter Russell with a legal and processing fee of \$545 Roll Call Vote: All vote Aye. Motion Carries.

Motion by Tyler supported by Patton to approve the Village Council Regular Meeting Dates. Voice vote: All vote AYE. Motion Carries.

Motion by Fox supported by Drake to table the purchase of a new office copier. Roll Call Vote: All vote Aye. Motion Carries.

PUBLIC COMMENT

- Allie Hines is in support of a part time officer if there will be stronger policing of illegal parkers at the boat ramp.

Motion by Tschirhart supported by Drake to adjourn at 8:18 PM.
Voice Vote: All vote AYE. Motion Carries.

Draft MP/RP and next steps

villageclerk@centrallakemi.org <villageclerk@centrallakemi.org>
To: Stephanie Marchbanks <stephanie.marchbanks@networksnorthwest.org>

Thu, Dec 15, 2022 at 10:38 AM

The Changes requested would be the following:

Page 9: We believe the year for the census that is mention is incorrect. It currently says 2010.

Page 59: **Chain-of-Lakes Water Trail EXISTING LANGUAGE**

Central Lake is located on the Elk River Chain of Lakes, and the Village and Paddle Antrim, Inc. have historically expressed an interest in the installation of a kayak launch on public property. However, it has been determined that there is not an appropriate, safe area along the shoreline to construct a kayak launch, as the Intermediate River flow is too fast, and there is too much powerboat activity near Thurston Park.

Recently Paddle Antrim, Inc., in cooperation with the Village, has installed educational/wayfinding signage at Thurston Park regarding the Chain-of-Lakes Water Trail. The Village intends to maintain these in

cooperation with Paddle Antrim, Inc. No additional improvements are planned regarding kayak access along the Chain-of-Lakes Water Trail within the Village at this time.

Chain-of-Lakes Water Trail - REWRITTEN

Central Lake is located on the Elk River Chain of Lakes, and is part of the Chain of Lakes Water Trail, a 100-mile designated a state water trail by Michigan DNR in 2019. Paddle Antrim in cooperation with the Village, has installed educational/wayfinding signage at Thurston Park regarding the Chain-of-Lakes Water Trail. The Village intends to maintain these in cooperation with Paddle Antrim. Since 2016, The Village and Paddle Antrim discussed improvements to Thurston Park to assist with accessibility and other infrastructure improvements at Thurston Park, including the installation of a universally designed, ADA compliant, canoe/kayak launch. These improvements are part of the Chain of Lakes Water Trail Plan and align with the request for accessibility at Thurston Park as identified in the public input methods conducted as part of this plan.

Page 68: the vacant parcel of land at 2080 Moyer Rod was never occupied by Texas instruments or Central Armor Express. Can we have that removed?

Thank you!

Allie Hines

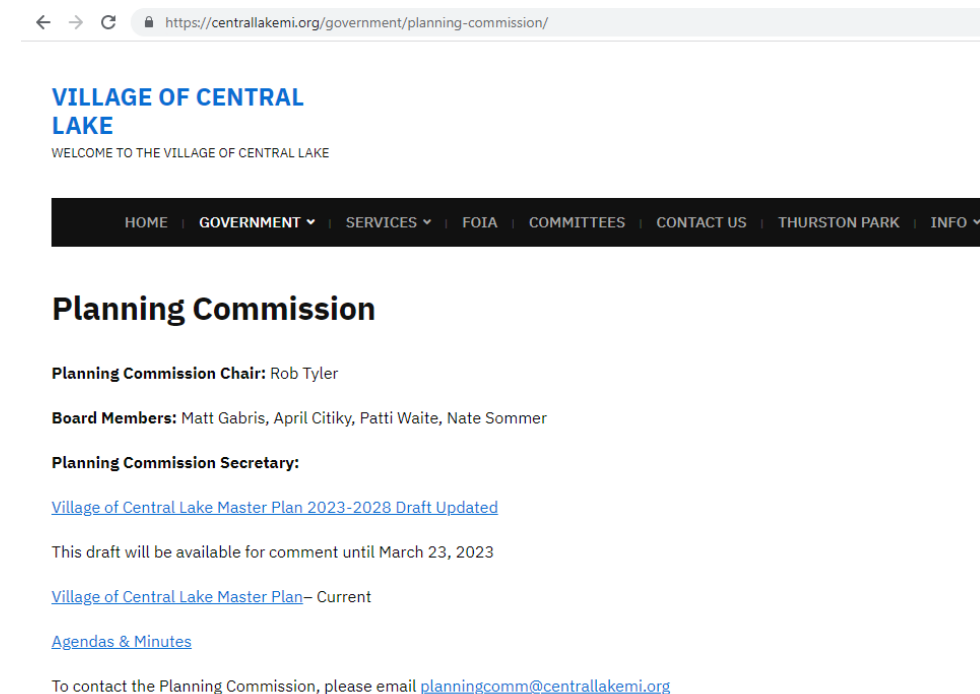
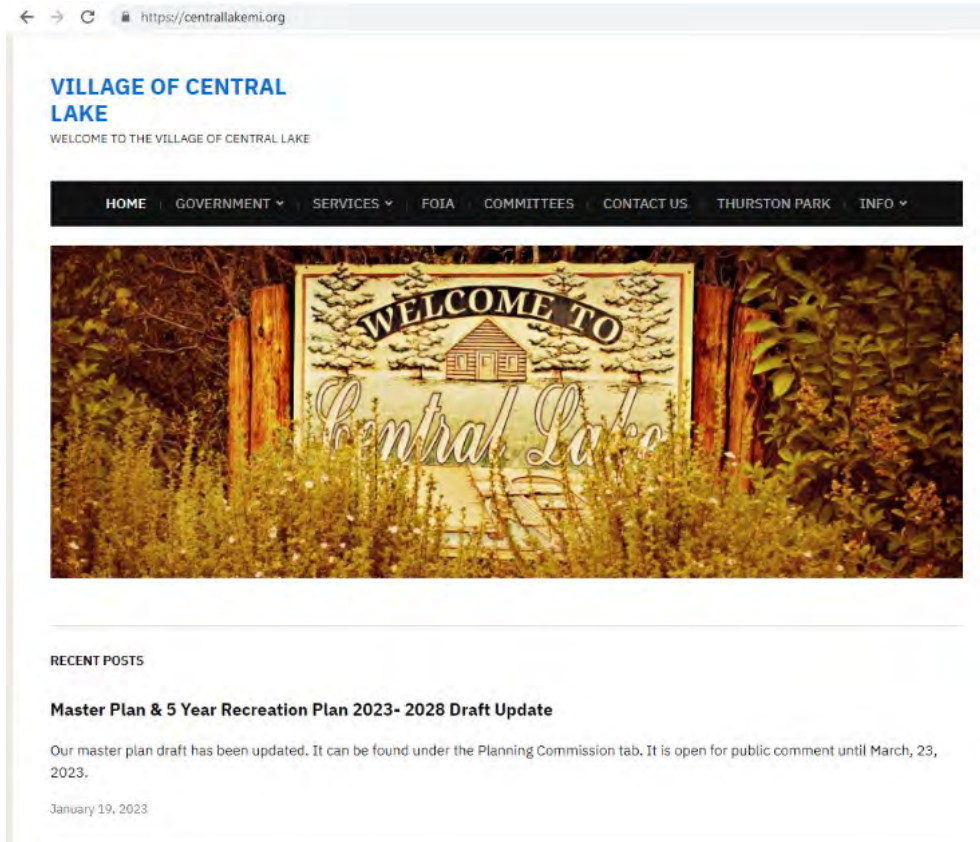
Clerk/Treasurer

Village of Central Lake

231-544-6483

villageclerk@centrallakemi.org

Online Posting on Village of Central Lake’s Website and Facebook Page of Draft Plan Available for Review
January 19, 2023





Village of Central Lake

Michigan

(231) 544-6483

villageclerk@centrallakemi.org

centrallakemi.org

Closed now

Not yet rated (0 Reviews)

Photos

See all photos



Like

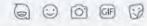
Comment

Share



Write a comment...

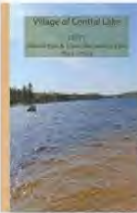
Press Enter to post.



Village of Central Lake

January 19

The Village of Central Lake's Master Plan & 5 Year Recreation Plan 2023-2028 draft has been updated for public comment . You can find the Master Plan Draft on our website or at the following link.



ACROBAT.ADOBE.COM

Adobe Acrobat - Central Lake_Master Plan_Draft updated.pdf

Click or tap to view this file.

11

1 comment 3 shares

Like

Comment

Share



Village of Central Lake

January 11

The Village Council will hold their regular meeting Wednesday, January 11, 2023. The meeting will take place at 7pm in the Village Office.

5

6 shares

Like

Comment

Share

Notice of Availability - Draft Master Plan and Recreation Plan for the Village of Central Lake, Antrim County, Michigan

2 messages

Stephanie Marchbanks <stephanie.marchbanks@networksnorthwest.org> Thu, Jan 19, 2023 at 1:25 PM

To: Burt Thompson <bthompson@antrimcrc.org>, transportation@antrimcounty.org, Stanley Bean <supervisor@centrallaketownship.com>, "Gailitisj@michigan.gov" <gailitisj@michigan.gov>, Robert Carson <rob.carson@networksnorthwest.org>, Rob Tyler <rtbio@att.net>, Fairytale Photos <fairytalephotosphotography@gmail.com>, "glenergy@glenergy.com" <glenergy@glenergy.com>, william.morand@charter.com, newcustgrmsk@dteenergy.com, info@consumersenergy.com, Terry Vandercook <terry.vandercook@networksnorthwest.org>
Cc: villageclerk@centrallakemi.org, Hannah Yurk <hannah.yurk@networksnorthwest.org>

Good Afternoon,

On behalf of the Village of Central Lake Planning Commission in Antrim County, Michigan, attached is a notification of the Village's Draft Master Plan/Rec Plan availability for review and comment by your organization.

Stephanie Marchbanks

Community Planner
Networks Northwest

Desk: 231.439.5247
Mobile: 231.590.0930
stephanie.marchbanks@networksnorthwest.org



2240 Mitchell Park Dr., Suite B
Petoskey MI 49770

OK011923

 **VCL Draft Master Plan Notice.pdf**
102K

Robert Carson <rob.carson@networksnorthwest.org> Thu, Jan 19, 2023 at 2:34 PM
To: Stephanie Marchbanks <stephanie.marchbanks@networksnorthwest.org>

Confirmation of receipt.

Thanks Steph!

[Quoted text hidden]

--

Robert T. Carson, A.I.C.P.

Regional Director of Community Development
Networks Northwest
[600 E. Front St., Suite 205](mailto:rob.carson@networksnorthwest.org)
[Traverse City, MI 49686](mailto:rob.carson@networksnorthwest.org)
rob.carson@networksnorthwest.org
PH: 231-929-5057
Cell: 231-342-1198



January 19, 2023

Notice of Availability - Village of Central Lake Master Plan and Recreation Plan Draft

Pursuant to the requirements of the Michigan Planning Enabling Act (PA 33 of 2008, as amended), this notification is to inform you the Village of Central Lake has prepared a draft Master Plan and Recreation Plan. A copy of the draft plan is available for review and comment in advance of the Village's final public hearing on the plan. A formal public hearing for adoption of the Plan will be held upon completion of the 63-day public review period, which ends on March 23, 2023.

The draft plan is available at the following website:

<https://www.networksnorthwest.org/community/projects/village-of-central-lake-master-plan-rec-plan-update.html>. A hard copy of the plan is also available upon request at the Village of Central Lake Office at 2530 M-88, Central Lake, MI 49622.

Please direct any questions or comments to:

Village of Central Lake
c/o Stephanie Marchbanks, Community Planner
Networks Northwest
2240 Mitchell Park Dr., Suite B
Petoskey, MI 49770
stephanie.marchbanks@networksnorthwest.org

January 19, 2022

Mr. Jeremy Scott,
Antrim County Administrator
Antrim County Administration and Planning Department
countyadmin@antrimcounty.org

Dear Mr. Scott:

On December 14, 2022, the Village of Central Lake - Village Council approved the distribution of the Proposed Master Plan and Recreation Plan. As Secretary of the Planning Commission, I am writing to inform you that I have provided, via electronic copy sent on 01/19/2023, the required notice of availability and a copy of the proposed plan to the following parties as required by the Michigan Planning Enabling Act (PA 33 of 2008, as amended):

1. Antrim County Administration/Planning Commission, PO Box 187, Bellaire, MI 49615 - countyadmin@antrimcounty.org
2. Antrim County Road Commission, 319 East Lincoln Street, PO Box 308, Mancelona, MI 49659 - bthompson@antrimcrc.org
3. Antrim County Transportation, 4700 S. M-88 Hwy, PO Box 120, Bellaire, MI 49615 - transportation@antrimcounty.org
4. Central Lake Township, PO Box 155, Central Lake, MI 49622 - supervisor@centrallaketownship.com
5. Central Lake Village Council, PO Box 368 Central Lake, MI 49622 - rtbio@att.net
6. Central Lake Village DDA, PO Box 368 Central Lake, MI 49622 - fairytalephotosphotography@gmail.com
7. MDOT - Gaylord TSC, 1088 M-32 East, Gaylord, MI 49735 - gailitisj@michigan.gov
8. Networks Northwest, PO Box 506, Traverse City, MI 49685 - terry.vandercook@networksnorthwest.org and rob.carson@networksnorthwest.org
9. Consumers Energy - Electric, 1 Energy Plaza Drive, Jackson, MI 49201 - info@cmsenergy.com
10. Great Lakes Energy Electric and Trustream Fiber, 1323 Boyne Avenue, PO Box 70, Boyne City, MI 49712 - glenergy@glenergy.com
11. DTE Energy - Natural Gas, One Energy Plaza, 1189 Wcb, Detroit, MI 48226 - newcustgrmsk@dteenergy.com
12. Spectrum Communications Cable/Fiber, 2 Digital Place, Simpsonville, SC 29681 - William.Morand@charter.com

Sincerely,

Allie Hines,
Village of Central Lake Clerk/Planning Commission Secretary
villageclerk@centrallakemi.org

Cc: Stephanie Marchbanks, Networks Northwest Community Planner
stephanie.marchbanks@networksnorthwest.org



County of Antrim Planning Department

P.O. Box 187
Bellaire, Michigan 49615

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

Jeremy Scott
Administrator

Janet Koch
Deputy Administrator

Tina Schrader
Administrative Assistant

Margie Boyd
Secretary

March 8, 2023

Stephanie Marchbanks
Networks Northwest
2240 Mitchell Park Dr., Suite B
Petoskey, MI 49770

[sent via: Stephanie.marchbanks@networksnorthwest.org]

Dear Ms. Marchbanks,

At their regular meeting on March 7, 2023, the Antrim County Planning Commission reviewed the draft of the 2023-2028 combined Master Plan and 5-year Parks & Recreation Plan for the Village of Central Lake. After reviewing the plan, the Planning Commission made and approved the following motion:

...that the Planning Commission found no inconsistencies between the Antrim County Master Plan and the draft Village of Central Lake Master Plan & 5-year Recreation Plan.

A draft copy of the meeting minutes are included with this communication.

If you have any questions, please feel free to reach out to the Administration Office.

Sincerely,

Jeremy Scott
County Administrator

cc: Rob Tyler, Central Lake Planning Commission Chair

County of Antrim - Planning Commission

Richard Friske, Jr., Chair
Bill Hefferan

Leslie Elrod, Secretary
Kenneth Provost

Jim Gurr, Vice Chair
Ron Tschudy

Minutes – March 7, 2023

Members Present: Leslie Elrod, Jim Gurr, Bill Hefferan, Ron Tschudy, Richard Friske, Jr.

Members Absent: Richard Friske, Jr.

Staff and Others: Jeremy Scott – Administrator, Margie Boyd - Secretary

1. Meeting called to order at 5:03 p.m. by Jim Gurr

2. Pledge of Allegiance

3. Approval of Agenda

Motion by Bill Hefferan, seconded by Ron Tschudy to approve the March 7, 2023 agenda as presented.

Motion Passes: Yes – 4, No – 0, Absent – 1

4. Declaration of Conflict of Interest

None

5. Public Comment

None

6. Approval of Minutes

Motion by Bill Hefferan seconded by Ron Tschudy to approve the minutes from January 10, 2023 as presented.

Motion Passes: Yes – 4, No – 0, Absent – 1

7. Old Business

8. New Business

Review: Natural Hazard Mitigation Plan

Motion by Bill Hefferan, seconded by Leslie Elrod, to approve the Natural Hazard Mitigation Plan and recommend the Antrim County Local Emergency Planning Committee (LEPC) forward the plan to the Michigan State Police and the Federal Emergency Management Agency (FEMA).

Motion Passes: Yes – 4, No – 0, Absent – 1

Antrim County Master Plan Update

Jeremy Scott gave an update on the Master Plan and advised waiting to finalize the Master Plan until summer when census data is expected.

Village of Central Lake Master Plan

Motion by Leslie Elrod, seconded by Bill Hefferan, that the Planning Commission found no inconsistencies between the Antrim County Master Plan and the draft Village of Central Lake Master Plan & 5-Year Recreation Plan.

Motion Passes: Yes – 4, No – 0, Absent – 1

Robin Grant Letter of Support

Motion by Bill Hefferan, seconded by Leslie Elrod, to authorize the Antrim County Planning Commission Chair to sign a letter of support for the Trustream ROBIN grant application.

9. Various Matters

None

10. Public/Member Comment

Meeting was adjourned at 5:31


DRAFT

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN)

COUNTY OF ANTRIM)

Jacqueline L. Tarrant, Partner/General Manager of the Antrim Review hereby acknowledges that the Public Notice for Village of Central Lake was published in the above entitled newspaper for the weeks of April 13, 2023.


Jacqueline L. Tarrant

Subscribed and Sworn to on the 13th
Day of April 2023


Mary Hansen

Notary Public
Kalkaska County, Michigan
(Acting in Antrim County)
My Commission Expires: February 18, 2029

MARY HANSEN
NOTARY PUBLIC • KALKASKA COUNTY
MY COMMISSION EXPIRES: 02/18/29

Public Notice
Village Of Central Lake
Master Plan And
Recreation Plan Update
Draft Plan Available
For Public Review
Public Hearing – May 10, 2023

The draft Master Plan & Recreation Plan for the Village of Central Lake is available for public review and comment until March 23, 2023. A copy of the plan is available online at <https://centrallakemi.org/>. A printed copy can be viewed upon request at the Village office. Please submit all comments to Networks Northwest at stephanie.marchbanks@networksnorthwest.org by March 23, 2023. The Village of Central Lake Planning Commission will hold a public hearing on the proposed plan update at 6 p.m. on Wednesday, May 10, 2023, at the Central Lake Village Offices at 2530 N. Main Street Central Lake, MI 49622. The previous meeting of April 12, 2023 has been cancelled.

Appendix C.

Plan Adoption Documentation

a. Meeting Minutes

**VILLAGE OF CENTRAL LAKE
PLANNING COMMISSION
Wednesday, May 10, 2023**

This meeting was called to order at 6:01 P.M. by President Rob Tyler.

ROLL CALL: WAITE, TYLER, GABRIS, SOMMER

ABSENT: CITIKY,

APPROVAL OF AGENDA: Voice Vote: AYE

PUBLIC COMMENT

- No public comment made.

OLD BUSINESS:

NEW BUSINESS:

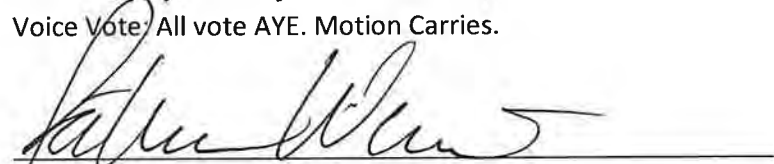
Motion by Waite supported by Sommer to approve and adopt the Central Lake Master Plan & 5- Year Recreation Plan 2023- 2028 . Voice Vote: Aye

PUBLIC COMMENT

- None

Motion by Tyler to adjourn at 6:16 PM.

Voice Vote: All vote AYE. Motion Carries.



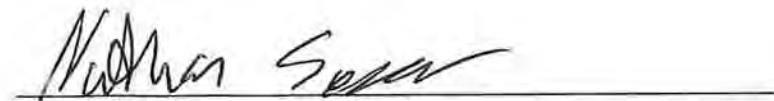
Patricia Waite- Trustee



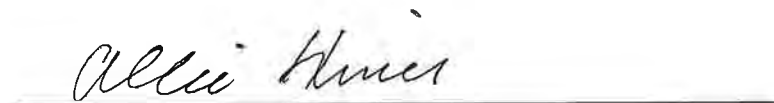
Robert Tyler- Trustee



Matthew Gabris- Trustee



Nathan Sommer- Trustee



Allie Hines- Clerk Witness

**VILLAGE OF CENTRAL LAKE
REGULAR BOARD MEETING
Wednesday, May 10, 2023**

This meeting was called to order at 7:00 P.M. by President Rob Tyler.

ROLL CALL: CHAPMAN, DRAKE, FOX, TSCHIRHART, PATTON, RING, Tyler

ABSENT: None.

Motion by Fox and supported by Patton to approve the amended agenda of May 10, 2023.

Voice Vote: All Vote AYE. Motion Carries.

Motion by Chapman and supported by Ring to approve the amended minutes of April 12, 2023.

Voice Vote: All Vote AYE. Motion Carries.

SPECIAL PRESENTATION: Steven Verellen retired from the village after 24 years of being a public servant. He was given a plaque and gift card personally from the council.

PUBLIC COMMENT

- Mr. Dave Dery
 - Raised concern about water and sewer rates.

REPORTS

- Police Report – Scott Barrett – Submitted.
- DPW Report – Jon Shooks- Submitted.
- President’s Report- Rob Tyler.

Motion by Tyler and supported by Patton to approve the payment of prepaid bills in the amount of \$63,242.45 and Payroll in the amount of \$30,426.27 for a total of \$93,668.72

Roll Call Vote: All Vote AYE. Motion Carries.

OLD BUSINESS

- Thurston Park Campground WIFI at a Maximum Cost of \$4,979.19- Tabled.
- Part Time Police Officer- Monique Dean, Superintendent of Central Lake Public Schools.
 - The Village of Central Lake, Central Lake Public Schools, and Torch Lake Township are in discussion about retaining a full-time police officer who would serve all entities involved. The position is partially grant funded.

Motion by Tyler and supported by Drake to approve of the Master Plan and 5-year recreational plan.

Voice Vote: All Vote AYE. Motion Carries.

NEW BUSINESS

Motion by Patton supported by Fox to allow non- profit 501-C3 organizations not be charged the \$25 fee to rent a pavilion.

Roll Call Vote: All Vote AYE. Motion Carries.

Motion by Patton supported by Tyler to rescind the motion to allow non- profit 501-C3 organizations not be charged the \$25 fee to rent a pavilion.

Roll Call Vote: All Vote AYE. Motion Carries.

Motion by Patton supported by Fox to allow non- profit 501-C3 organizations not be charged the \$50 fee and \$50 security deposit to rent a pavilion.

Roll Call Vote: All Vote AYE. Motion Carries.

- Village Office Policy- Tabled.
- Commercial Tax Abatement Presentation- Northern Lakes Economic Alliance.
- Water Systems Upgrades Presentation- Jennifer Hodges.

Motion by Tyler and supported by Patton to approve the event permits presented.

Voice Vote: All Vote AYE. Motion Carries.

ACTION ITEMS

Motion by Patton supported by Ring to approve of BS&A Software annual subscription totaling \$3,017 from department 215- Clerk.

Roll Call Vote: All Vote AYE. Motion Carries.

Motion by Tyler supported by Tschirhart to approve Payment of \$17,073 to the Michigan Municipal League (MML) for liability & property pool coverage.

Roll Call Vote: All Vote AYE. Motion Carries

Motion by Tyler supported by Drake to approve of bond payment of \$17,657.50 to Alden State Bank due June 1, 2023.

Roll Call Vote: All Vote AYE. Motion Carries

Motion by Patton supported by Ring Approve quarterly water rate to be \$64.26 (\$22.42 Per Month) and \$2.50 per 1,000 Gallons Used.

Roll Call Vote: All Vote AYE. Motion Carries

PUBLIC COMMENT

- Mr. Yanalunas- questioned the soil dumping that occurred at the road commission building last week.
- Mr. Brian Patton- Welcomed Ron and Char Snay the campground managers. Improvements to the campground have been made and we are ready for the season.

- Mrs. Yanalunas- Questioned if the pavilion rental security deposit was returnable. It was confirmed that it is.

Motion by Patton supported by Tyler to adjourn at 8:43 PM.

Voice Vote: All vote AYE. Motion Carries.



Robert Tyler- President



Michelle Fox- Vice President



Michael Ring- Trustee



Brian Patton- Trustee



Kipp Drake- Trustee



William Chapman- Trustee



Shane Tschirhart- Trustee



Allie Hines- Clerk

b. Resolutions of Adoption

VILLAGE OF CENTRAL LAKE – PLANNING COMMISSION

RESOLUTION RECOMMENDING THE ADOPTION OF THE VILLAGE OF CENTRAL LAKE MASTER PLAN 2023,
INCLUDING THE 5-YEAR RECREATION PLAN

WHEREAS, the Michigan Planning Enabling Act of 2008 (MPEA) authorizes municipal planning commissions to prepare a Master Plan pertinent to the future physical development of the Village and to amend the plan as needed; and

WHEREAS, the Village of Central Lake (Village) Planning Commission has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five-year period covering the years 2023 through 2027 and began the process of developing the recreation plan portion in accordance with the most recent guidelines developed by the Michigan Department of Natural Resources (MDNR) and made available to local communities; and

WHEREAS, residents of the Village of Central Lake were provided with a well-advertised opportunity during the development of the draft plan and maps to express opinions, ask questions, and discuss all aspects of the Master Plan including the Recreation Plan, which included attendance at an informational booth at the Central Lake Farmers Market on June 28, 2022 and an in-person presentation and public input session on July 21, 2022; and

WHEREAS, the Planning Commission with a consultant has prepared a draft Master Plan including the Recreation Plan for the Village; and

WHEREAS, the Village Council authorized the distribution of the draft Master Plan including the Recreation Plan on December 14, 2022 to the general public and the various entities as required by the MPEA and the MDNR; and

WHEREAS, the residents of the Village of Central Lake were provided with a well-advertised opportunity to review the final draft plan and maps and provide feedback, via postal mail or e-mail, on the Master Plan including the Recreation Plan; and

WHEREAS, the proposed Master Plan including the Recreation Plan was made available to the various entities and the general public as required by the MPEA and the MDNR, and a public hearing thereon was held by the Planning Commission on May 10, 2023 pursuant to notice as required by MPEA and the MDNR; and

WHEREAS, the Planning Commission finds the proposed Master Plan including the Recreation Plan as submitted and discussed for the public hearing is desirable and proper, and furthers the recreation, land use and development goals and strategies of the Village;

NOW, THEREFORE, the Village Planning Commission hereby resolves to recommend to the Village Council adoption of the new *Village of Central Lake 2023 Master Plan and Five-Year Recreation Plan* as submitted and discussed for the public hearing, including all the text, charts, tables, maps and descriptive materials contained therein intended by the Planning Commission to form the complete Master Plan including the Recreation Plan.

Adoption of the foregoing resolution was approved by a majority of the members of the Village of Central Lake Planning Commission by a roll call vote at a special meeting of the Commission held on May 10, 2023 in compliance with the Open Meetings Act.

Motion by: Waite

Second by: Sommer

Ayes: 4

Nays: 0

Resolution ADOPTED, May 10, 2023



Robert Tyler, President
Village of Central Lake Planning Commission

CERTIFICATION

I hereby certify that the foregoing resolution was duly adopted at a Special Meeting of the Village of Central Lake Planning Commission held on the 10th day of May, 2023.



Allie Hines, Village Clerk

VILLAGE OF CENTRAL LAKE – VILLAGE COUNCIL

RESOLUTION No. 1 of 2023

ADOPTION OF THE VILLAGE OF CENTRAL LAKE MASTER PLAN 2023, INCLUDING THE 5-YEAR RECREATION PLAN

WHEREAS, the Michigan Planning Enabling Act of 2008 (MPEA) authorizes municipal planning commissions to prepare a Master Plan pertinent to the future physical development of the Village and to amend the plan as needed; and

WHEREAS, the Village of Central Lake (Village) Planning Commission has undertaken a planning process to determine the recreation and natural resource conservation needs and desires of its residents during a five-year period covering the years 2023 through 2027 and began the process of developing the recreation plan portion in accordance with the most recent guidelines developed by the Michigan Department of Natural Resources (MDNR) and made available to local communities; and

WHEREAS, residents of the Village of Central Lake were provided with a well-advertised opportunity during the development of the draft plan and maps to express opinions, ask questions, and discuss all aspects of the Master Plan including the Recreation Plan, which included attendance at an informational booth at the Central Lake Farmers Market on June 28, 2022 and an in-person presentation and public input session on July 21, 2022; and

WHEREAS, the Planning Commission with a consultant has prepared a draft Master Plan including the Recreation Plan for the Village; and

WHEREAS, the Village Council authorized the distribution of the draft Master Plan including the Recreation Plan on December 14, 2022 to the general public and the various entities as required by the MPEA and the MDNR; and

WHEREAS, the residents of the Village of Central Lake were provided with a well-advertised opportunity to review the final draft plan and maps and provide feedback, via postal mail or e-mail, on the Master Plan including the Recreation Plan; and

WHEREAS, the proposed Master Plan including the Recreation Plan was made available to the various entities and the general public as required by the MPEA and the MDNR, and a public hearing thereon was held by the Planning Commission on May 10, 2023 pursuant to notice as required by MPEA and the MDNR; and

WHEREAS, the Village Planning Commission finds the proposed Master Plan including the Recreation Plan as submitted and discussed for the public hearing is desirable and proper, and furthers the recreation, land use and development goals and strategies of the Village and therefore recommend that the Village Council adopt the master plan as required by law;

NOW, THEREFORE, the Village Council hereby resolves to adopt the new *Village of Central Lake 2023 Master Plan and Five-Year Recreation Plan* as submitted for the public hearing, including all the text, charts, tables, maps and descriptive materials contained therein intended by the Planning Commission to form the complete Master Plan including the Recreation Plan; and

BE IT FURTHER ORDERED, upon adoption copies of the final Master Plan shall be sent to the Antrim County Planning Commission, Regional Planning Authority and the Michigan DNR.

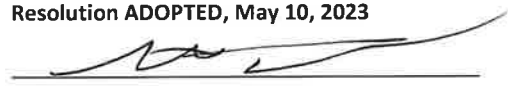
Adoption of the foregoing resolution was approved by a majority of the members of the Village of Central Lake Village Council by a roll call vote at a regular meeting of the Commission held on May 10, 2023 in compliance with the Open Meetings Act.

Motion by: Tyler Second by: Drake

Ayes: 7

Nayes: 0

Resolution ADOPTED, May 10, 2023


Robert Tyler, President
Village of Central Lake Planning Commission

CERTIFICATION

I hereby certify that the foregoing resolution was duly adopted at a Regular Meeting of the Village of Central Lake Village Council held on the 10th day of May, 2023.


Allie Hines, Village Clerk

c. Transmittal Letters to County and
Regional Planning Agencies

July 13, 2023

Jeremy Scott, County Administrator
Antrim County Administration & Planning Department
PO Box 187
Bellaire, MI 49615
countyadmin@antrimcounty.org

RE: 2023 Village of Central Lake Master Plan/Recreation Plan Update

The Village of Central Lake has adopted the 2023-2027 Master Plan and Recreation Plan Update. The plan was updated in 2022 and 2023 with assistance from Networks Northwest, and will serve as a guide for community development and recreation projects in the Village over the next five years. The recreation portion of the Plan has been prepared to meet the MDNR Guidelines for the Development of Community Parks and Recreation Plans. One of the MDNR requirements is that a copy of the adopted Recreation Plan must be transmitted to the County. Therefore, I am transmitting this letter to you, via email, on behalf of the Village of Central Lake Planning Commission. An online version of the plan is available at: <https://www.networksnorthwest.org/community/projects/>

Please contact me at the information below with any questions you may have or if you would like to request a hard copy of the plan.

Sincerely,

Stephanie Marchbanks, Community Planner

Networks Northwest
2240 Mitchell Park Drive, Suite B
Petoskey, MI 49770
231-439-5247
stephanie.marchbanks@networksnorthwest.org

cc: Rob Tyler, Village of Central Lake President rtbio@att.net
Allie Hines, Village of Central Lake Clerk villageclerk@centrallakemi.org

July 13, 2023

Robert Carson, Regional Director of Community Development
Networks Northwest
PO Box 506
Traverse City, MI 49685-0506
rob.carson@networksnorthwest.org

RE: 2023 Village of Central Lake Master Plan/Recreation Plan Update

The Village of Central Lake has adopted the 2023-2027 Master Plan and Recreation Plan Update. The plan was updated in 2022 and 2023 with assistance from Networks Northwest, and will serve as a guide for community development and recreation projects in the Village over the next five years. The recreation portion of the Plan has been prepared to meet the MDNR Guidelines for the Development of Community Parks and Recreation Plans. One of the MDNR requirements is that a copy of the adopted Recreation Plan must be transmitted to the Regional Planning Agency. Therefore, I am transmitting this letter to you, via email, on behalf of the Village of Central Lake Planning Commission. An online version of the plan is available to view and download at: <https://www.networksnorthwest.org/community/projects/>

Please contact me at the information below with any questions you may have regarding the plan.

Sincerely,

Stephanie Marchbanks, Community Planner
Networks Northwest
2240 Mitchell Park Drive, Suite B
Petoskey, MI 49770
231-439-5247
stephanie.marchbanks@networksnorthwest.org

cc: Rob Tyler, Village of Central Lake President rtbio@att.net
Allie Hines, Village of Central Lake Clerk villageclerk@centrallakemi.org

Appendix D. DDA Ordinance & Boundary Map

Chapter 24

AN ORDINANCE TO APPROVE THE CENTRAL LAKE DOWNTOWN DEVELOPMENT AUTHORITY DEVELOPMENT AND TIF PLAN.

THE VILLAGE OF CENTRAL LAKE ORDAINS:

Section 1. Addition of new Chapter 24

A new Chapter 24 is hereby added to the Central Lake Village Code which shall read in its entirety as follows:

Central Lake Downtown Development Plan

This Development Plan contains the information required by Section 17(2) Public Act 197 of 1975, as amended. Additional information is available from the Village Clerk. Public Act 197 of 1975 seeks to address problems of urban decline, strengthen existing areas and encourage new private developments in the downtown districts of our communities. It seeks to accomplish this goal by providing communities with the necessary legal, monetary, and organization tools to revitalize downtown districts either through public initiated project undertakings or in concert with privately motivated development projects.

Designated Boundaries and Map

The Central Lake Downtown Development Authority (DDA) encompasses approximately 5 acres of land and includes residential, commercial, and mixed-use properties. The designated and legal boundaries of the Central Business District are:

All properties inclusive with the western boundary being Chestnut Street from Brooks Street north to Cedar Street; the northern boundary from Chestnut Street to Cherry Street on Cedar Street; south on Cherry Street to North Street then east on North Street to Elm Street; then south on Elm Street to Maple Street; west on Maple Street to the northeast corner of Lot 4, Block V, Plat of Central Lake 1884; then south to State Street; west on State Street to Herrick Street; south on Herrick Street to the southeast corner of Lot 1, Block T, Plat of Central Lake; then west on southern border of said Lot 1, Block T to northeastern corner of Lot 9, Block T, Plat of Central Lake; then south to Brooks Street; then west to Chestnut Street

Existing Improvements to be Demolished, Repaired or Altered; Description of Repairs and Alterations, and Estimated Time of Completion

The DDA will consider an improvement plan that may replace some areas of the downtown with facilities and improvements to better promote and enhance the use of space within the DDA District.

Location, Extent, Character, Estimated Cost of Improvements, Construction Stages, and Estimated Completion Time

The DDA, as requested by Village Council will work with the community to improve it's downtown. This will be an open, community-engaged process that will have as its premise a focus on the needs of the entire Central Lake community. The DDA's Design Committee will lead this effort, which is anticipated to begin in the first quarter of 2015. Cost and completion schedules to be determined by the community.

Portion of the Development Area that the Authority Desires to Sell, Donate, Exchange, or Lease to or from the City

None.

Proposed Zoning Changes and Changes to Streets, Intersections, Utilities, etc.

None.

Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced.

Approximately 50 persons live in the development area. The DDA has no plans to displace any persons as a result of the development plan.

Estimated Costs of the Proposed developments and How the DDA Proposes to Finance Them

The DDA plans the following projects:

1. Adopt the Four-Point Main Street organization and training model from The Michigan Main Street Center.

The DDA adopted the Main Street Model in January 2014, which provides structure and training to enhance the viability of downtowns in the areas of promotion, organization, design, and economic restructuring.

Organization - Establishes consensus and cooperation by building partnerships among the various groups that have a stake in the DDA district.

Promotion - The goal is to create a positive image that will enhance community pride and improve consumer and investor confidence in the commercial district.

Design - Getting the central business district into top physical shape and creating a safe, inviting environment for shoppers, workers, and visitors. It takes advantage of the visual opportunities inherent in a commercial district by directing attention to all of its physical elements: public and private buildings, storefronts, signs, public spaces, parking areas, street furniture, public art, landscaping, merchandising, window displays, and promotional materials.

Economic Restructuring - Strengthens the community's existing economic assets while diversifying its economic base. This is accomplished by retaining and expanding successful businesses to provide a balanced commercial mix, sharpening the competitiveness and merchandising skills of business owners, and attracting new businesses that the market can support.

Projected Cost \$0

Funding Plan: Including, but not limited to: DDA Budget in cooperation with the Village of Central Lake, donations, help from local service organizations, Grants.

Timeline: Quarter 1, 2014

2. Establish Downtown Recreation and Annual Signature Events.

The DDA will establish four signature events/activities to provide recreation in the downtown area. This includes an outdoor ice-skating rink for the winter and a stage downtown for summer performances. These events will provide the public with activities in the downtown area and will benefit Central Lake's "attractability." It is also expected to benefit the downtown economically by drawing people to the area and encouraging them to linger. These events are family-oriented and affordable, if not free. Projected Cost: \$20,000.

Funding Plan: Including, but not limited to: DDA Budget in cooperation with the Village of Central Lake, donations, help from local service organizations, grants.

Timeline: Quarter 4, 2015

3. Downtown Lodging and Parking Study.

The DDA will seek information and gather data regarding the downtown district's parking and lodging needs. This data will help inform additional future goals.

Projected Cost \$3,000

Funding Plan: Including, but not limited to: DDA Budget in cooperation with the Village of Central Lake, donations, help from local service organizations, grants.

Timeline: Quarter 2, 2015

4. Enhance Appearance of Downtown District.

The DDA will establish and maintain various endeavors to improve the general appearance of the downtown district, while encouraging historic preservation. Such improvements include maintenance of flower beds, planting and care of trees and other greenery, planting and maintenance of hanging flower baskets, signage, decorative flags, seasonal displays, upkeep of public areas, etc.

Projected Cost: \$15,000.

Funding Plan: Including, but not limited to: DDA Budget in cooperation with the Village of Central Lake, donations, help from local service organizations, grants.

Timeline: Quarter 4, 2015

5. Public Facilities/Information Center.

The DDA will coordinate with other entities to construct public restrooms and an information kiosk in the downtown district. This facility would benefit the entire village and would provide amenities that visitors expect and need. This structure would enhance the downtown and the surrounding area by providing a "hub" for visitors to find information and a place for them to access restrooms. .

Projected Cost \$40,000.

Funding Plan: Including, but not limited to: DDA Budget in cooperation with the Village of Central Lake, donations, help from local service organizations, grants.

Timeline: Quarter 4, 2017

Timelines

Projects will be developed as funds are available through private contributions, Grants, TIF funding, fundraising and assessments.

Estimated timelines:

1. Quarter 1, 2014 - Adopt the Four-Point Main Street organization and training model from The Michigan Main Street Center
2. Quarter 4, 2015 - Establish Downtown Recreation and Annual Signature Events
3. Quarter 2, 2015 - Downtown Lodging and Parking Study
4. Quarter 4, 2015 - Enhance Appearance of Downtown District
5. Quarter 4, 2017 - Public Facilities/Information Center

These timelines represent target dates only as public input and funding will determine actual results.

TIF PLAN

Tax Increment Financing Procedure

The Tax Increment Financing procedure outlined in the Act requires the passage of an ordinance by the Village of Central Lake to adopt or amend a Downtown Development Plan and Tax Increment Financing Plan. Following adoption of the ordinance approving the Development and Tax Increment Financing Plan, the Township and County Treasurers are required by law to transmit to the DDA that portion of the tax levy of all taxing jurisdictions paid each year on the captured assessed value of all real and personal property included in the Tax Increment Financing Plan. The Tax Increment Financing Plan may be modified if the Village of Central Lake follows the same modification and public hearing procedures as were required to adopt the original Plan. At the time this Tax Increment Financing Plan is adopted, the “initial assessed value” is determined. The initial assessed value means the assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the ordinance establishing the Tax Increment Financing Plan is approved, as shown by the most recent assessment roll for which equalization has been completed at the time the ordinance is adopted. Property exempt from taxation at the time of the determination of the initial assessed value shall be included at zero. Property for which a specific local tax is paid in lieu of property tax shall not be considered exempt from taxation. The initial assessed value of property for which a specific local tax was paid in lieu of property tax is determined as provided below.

The percentage of taxes levied for school operating purposes that is captured and used by the tax increment financing plan shall not be greater than the plan’s percentage capture and use of taxes levied by a municipality or county for operating purposes. For purposes of the previous sentence, taxes levied by a county for operating purposes include only millage allocated for county or charter county purposes under the property tax limitation act, Michigan Public Act 62 of 1933, being sections 211.201 to 211.217a of the Michigan Compiled Laws. Tax increment revenues used to pay bonds issued by the Township under section 16(1) of the Act shall be considered to be used by the tax increment financing plan rather than shared with the Township.

“Specific local tax” means a tax levied under Michigan Public Act 198 of 1974, being Sections 207.551 to 207.572 of the Michigan Compiled Laws, the Commercial Redevelopment Act, Michigan Public Act 255 of 1978, being Section 207.651 to 207.668 of Michigan Compiled Law, Act No. 189 of the Michigan Public Acts of 1953, being Sections 211.181 to 211.182 of the Michigan Compiled Laws, and the Technology Park Development Act, Michigan Public Act 385 of 1984, being Sections 207.701 to 207.718 of the Michigan Compiled Laws. The initial assessed value or current assessed value or current assessed value of property subject to specific local tax shall be the quotient of the specific local tax paid divided by the ad valorem millage rate. However, after 1993, the Michigan State Tax Commission shall prescribe the method of calculating the initial assessed value and current assessed value for which a specific local tax was paid in lieu of a property tax.

Estimated Captured Assessed Values, and Estimated Tax Increment Revenues

The tax increment revenues or “captured assessed value” means the amount in any one year by which the current assessed value of the project area, including the current assessed value of property for which specific local taxes are paid in lieu of property taxes, exceeds the initial assessed value. Tax Increment Revenue to be transmitted to the Authority by the City Treasurer and/or County Treasurer shall be that portion of the tax levy of all taxing bodies paid each year on the assessed value of real and personal property in the Development Area on the captured assessed value.

The DDA is not authorized to capture tax increment revenues from any ad valorem taxes or specific local taxes attributable to the levy by the State of the six-mill education tax pursuant to Michigan Public Act 331 of 1993, as amended, or taxes levied by any local or intermediate school district.

Refer to Exhibit c for estimated captured assessed values and estimated tax increment revenues based upon a 3% annual taxable value growth rate in the DDA district. Although the actual tax

increment revenues available to the DDA may vary from the estimates herein provided, the estimates of tax increment revenue in the exhibit are based on the following:

- Millage rates
 - Antrim County COA 0.40
 - Antrim County MB 1.0
 - Antrim County –E911 OP 0.50
 - Antrim County County Tax 5.4
 - Ambulance Authority 0.65
 - Dist Library – CL 0.35
 - Township Tax 1.0
 - SP ASMT-Fire 2.0
 - Twp Vote – Roads 1.0
 - Village of Central Lake 12.0

- An initial taxable base of \$2,160,965.in the DDA area. In accordance with the requirements of Act 197, this is the assessed value established on December 31 of 2013 and finally equalized in December 2044.

- All voted millages will be renewed throughout the duration of the plan.

- No local, intermediate school district, or state education taxes will be captured.

Amount of bonded indebtedness to be incurred

The maximum amount of bonded indebtedness to be incurred by the DDA and/or the Village of Central Lake for all bond issues or loans, including payments of capitalized interest, principal and required reserve shall be \$1,000,000 for the proposed projects (as demonstrated in Exhibit C – Projected Revenue) outlined in the Development Plan. Actual bonded indebtedness that may be incurred will be limited by the amount of revenues anticipated to be received each year that will be available for servicing the debt load. (Exhibit C) The bonded indebtedness proceeds will be sufficient to pay the estimated costs of the development plus any associated costs of accompanying professional services. The Village of Central Lake must approve any bonds or indebtedness, which pledge the full faith and credit for the Village of Central Lake.

Duration of the Program

The Tax Increment Financing Plan will remain in effect to the end of fiscal year 2044, unless amended after hearing and notice in accordance with section 19(2) of the Act to a shorter or longer period. Further, if repayment of the Bonds or any future bonds issued by the Authority has not been completed by 2044, the Development Plan will be extended until the bonds have been retired.

Estimated Impact on Assessed Value of Taxing Jurisdictions

The tax increment financing plan generates revenue based only on the captured assessed value. Each Taxing Jurisdiction will continue to levy and receive taxes on the initial taxable value of \$2,160,965 in the DDA. That taxable value will continue to be used for taxing purposes by the Taxing Jurisdictions that are not exempted by the DDA Act. In effect, the taxable value is frozen at the base level for taxing purposes for the duration of the DDA development plan.

The Intermediate School District, the local school district, and the State of Michigan Education Tax fund will receive revenues from all increases in taxable value.

The justification of the tax increment financing procedure is based on the expectation that all or a portion of the “capture assessed value” that is created following implementation of a downtown development plan, would not have occurred without the stimulation of the public investment involved in the plan implementation. Therefore, the short term investment made by the taxing unit in foregoing part of the initial growth in tax revenues is repaid by the long-term benefit of

substantially greater taxes realized from a stronger commercial base when the plan is completed. Furthermore, this plan uniquely tries to retain the same value of tax revenues throughout the plan, while encouraging revenue generation for all taxing jurisdictions.

The overall impact of the Tax Increment Financing Plan is expected to generate increased economic activity in the Village of Central Lake and Antrim County at large. This increase in activity will, in turn, generate additional amounts of tax revenue to local taxing jurisdictions through increases in assessed valuations of real and personal property and from increases in personal income due to new employment within the Development Area, the Village of Central Lake, and other neighboring communities throughout Antrim County.

Provision for use of part or all of the captured assessed value to be used by the DDA

The DDA shall expend the tax increments received from the development plan only in accordance with the Tax Increment Financing Plan. Tax Increment revenues in excess of the estimated tax increment revenues or in excess of the actual cost of the Plan to be paid by the tax increment revenues may be retained by the DDA only for purposes that, by the resolution of the DDA Board, are determined to further the development plan in accordance with the Tax Increment Financing Plan. The excess revenue not so used shall revert proportionately to the respective taxing jurisdictions upon the execution of a resolution directing said action. The resolution should only be adopted if the DDA Board determines that all of the projects listed in the TIF Plan are completed and it has no intention to begin the process to amend its plan to add additional projects. These revenues shall not be used to circumvent existing property tax laws that provide a maximum authorized rate for the levy of property taxes.

Compliance with Section 15 of the Act

As referred to above, it is the intent of these plans to comply with Section 15 of the Act regarding tax increments, amount of tax increments, expenditure of tax increments, and submission of the tax increment financing report. These revenues shall not be used to circumvent existing property tax limitations.

Reports

The authority shall file the following with the State Tax Commission within ninety (90) days of the end of the fiscal year of the authority

- 1) Form 2604 (if one school district) Form 2967 (if more than one), as amended, if required
- 2) Annual report (AR) as required by State Tax Commission Bulletin 9 of 1997, as amended (see appendix 3 of form 2604/2967 instructions). The Village annual audit will not fulfill this requirement. At a minimum, the annual report on the status of the tax increment financing account shall contain the following (125.1665):
 - a) The amount and source of revenue in the account
 - b) The amount in any bond reserve account
 - c) The amount and purpose of expenditures from the account
 - d) The amount of principal and interest on any outstanding bonded indebtedness
 - e) The initial assessed value of the project
 - f) The captured assessed value retained by the authority
 - g) The tax increment revenues received
 - h) The number of jobs created as a result of the implementation of the tax Increment financing plan

- i) Any additional information the Village or the state tax commission considers necessary.
- 3) An increment financing plan district, which was used to determine the plan's tax increment revenue. This is the worksheet that was used to compute how much money to send to the authority, and it may be either handwritten or computed. The worksheet should include:
 - a) Millages
 - b) Initial, current, and captured values by property tax roll (i.e., ad valorem homestead, ad valorem non-homestead, IFT new, CFT new, Tech Park, IFT replacement, and CFT restored), and
 - c) The source of tax increment revenue, subdivided by each millage levied.

Section 2. Severability.

If any section, provisions or clause of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect any remaining portion or application of this Ordinance, which can be given effect without the invalid portion or application.

Section 3. Effective Date.

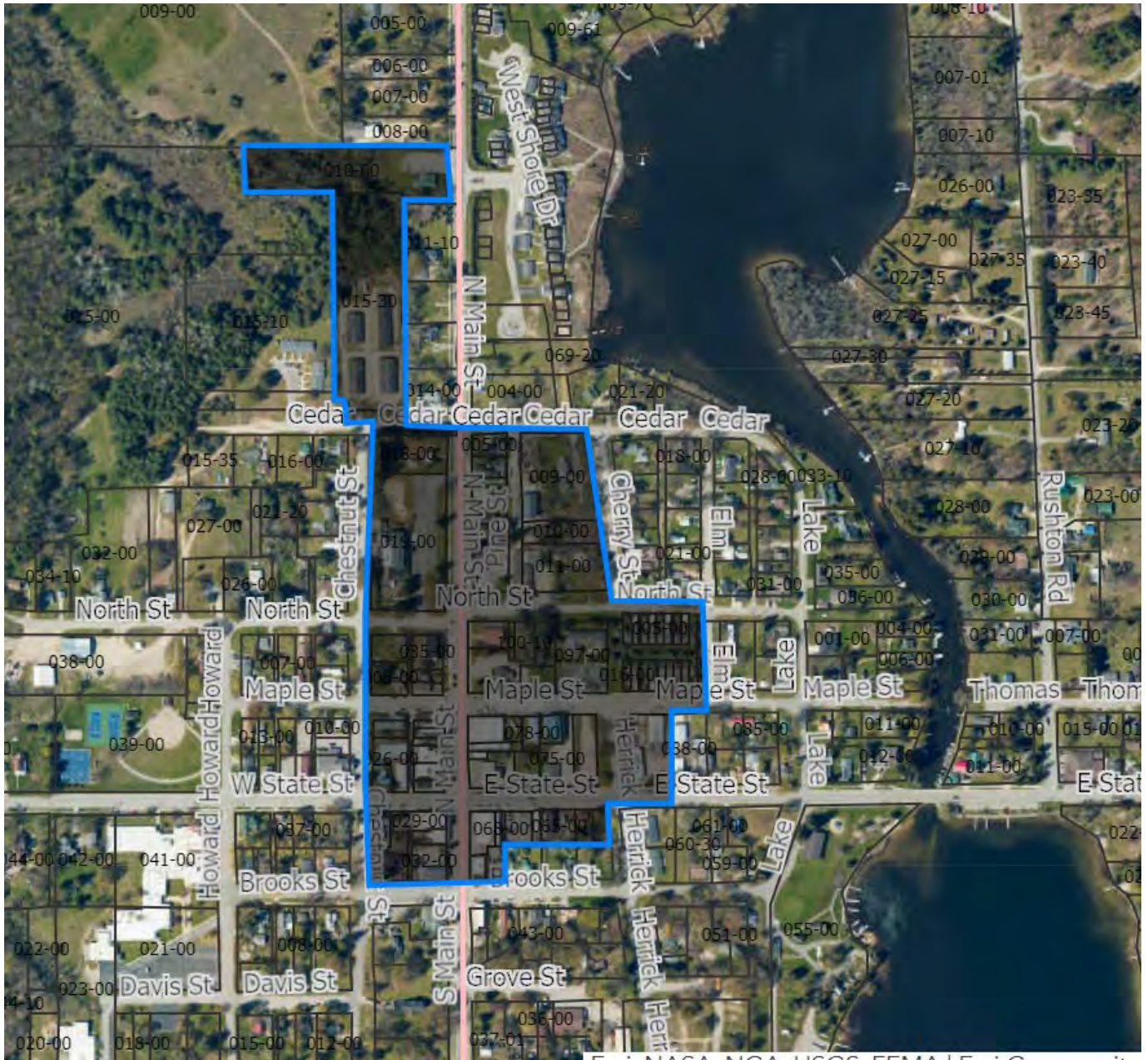
This Ordinance shall become effective twenty (20) days after its enactment.

VILLAGE OF CENTRAL LAKE

By: _____
Lawrence Eckhardt, President

By: _____
Racheal Antaya, Clerk

Village of Central Lake DDA District



Appendix E. ESRI Socioeconomic Profile



LifeMode Group: Cozy Country Living

Rural Resort Dwellers

6E

Households: 1,227,200

Average Household Size: 2.22

Median Age: 54.1

Median Household Income: \$50,400

WHO ARE WE?

Although the Great Recession forced many owners of second homes to sell, *Rural Resort Dwellers* residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting.

OUR NEIGHBORHOOD

- Housing is owner-occupied, single-family homes, with some mobile homes. A strong market for second homes, these rural areas contain homes valued near the US median. Over half of the housing units are vacant due to a high seasonal vacancy rate.
- In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person. Married couples with children at home have older school-age children.
- Set in scenic rural locations with proximity to outdoor activities, two vehicles are essential to get around.

SOCIOECONOMIC TRAITS

- *Rural Resort Dwellers* residents are close to retirement. They've accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.
- Simple tastes and modesty characterize these blue collar residents. They shop for timeless, comfortable clothing, but only when something must be replaced. They pay little attention to advertising and usually stick to the brands they know.
- They spend time with their spouses and also maintain a social calendar.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



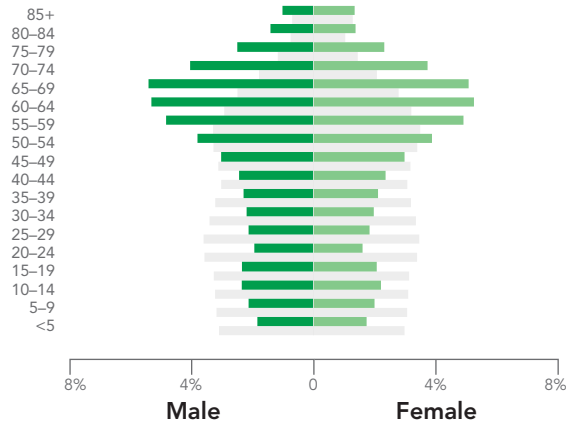
Rural Resort Dwellers



AGE BY SEX (Esri data)

Median Age: **54.1** US: 38.2

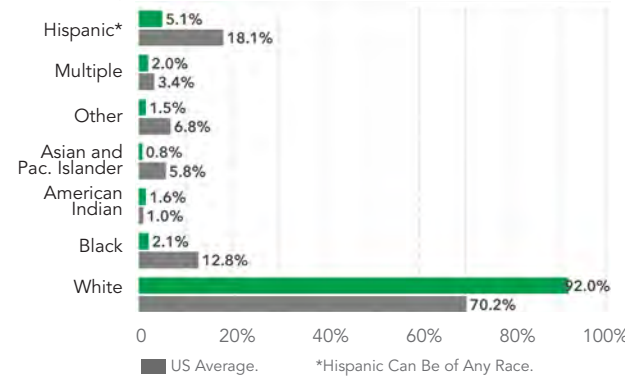
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

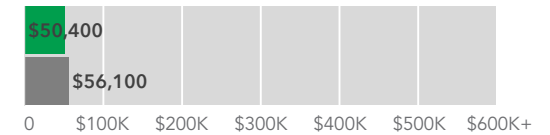
Diversity Index: **23.4** US: 64.0



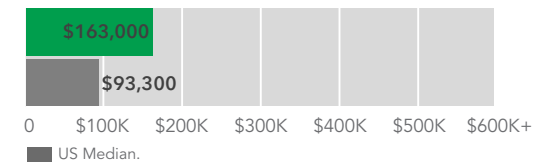
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

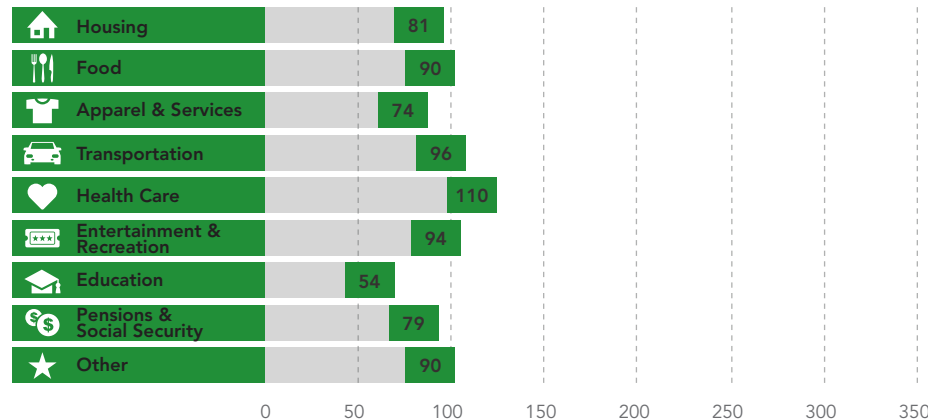


Median Net Worth



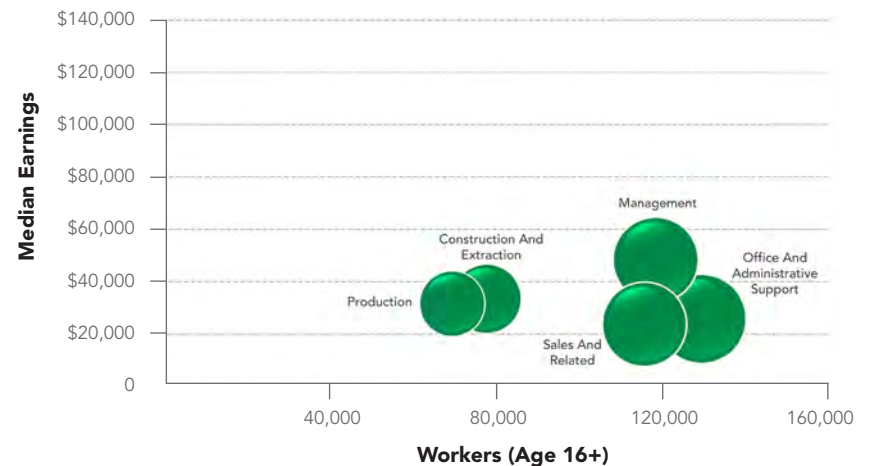
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Residents drive older domestic vehicles and prefer to spend their disposable income on gear to support their hobbies, which include freshwater fishing, hunting, and motorcycling.
- At home, *Rural Resort Dwellers* residents spend any free time working on their vehicles and maintaining their gear. They make frequent trips to their local hardware store for parts and tools. These hands-on consumers are also passionate about vegetable gardening.
- Due to their remote locations, these neighborhoods have satellite dishes. A few residents still rely on dial-up modems to stay connected. They don't access the Internet often but will make online purchases for items difficult to find in nearby stores.
- Their taste in TV shows reflects their hobbies—National Geographic, Discovery Channel, and the Weather Channel.

HOUSING

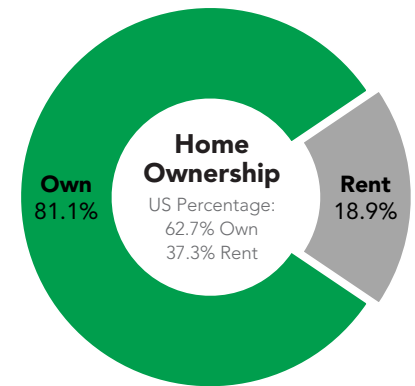
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family/Seasonal

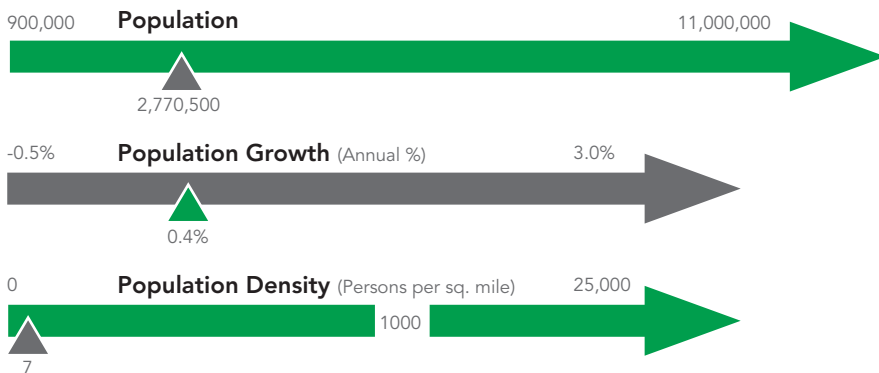
Median Value:
\$209,200

US Median: \$207,300



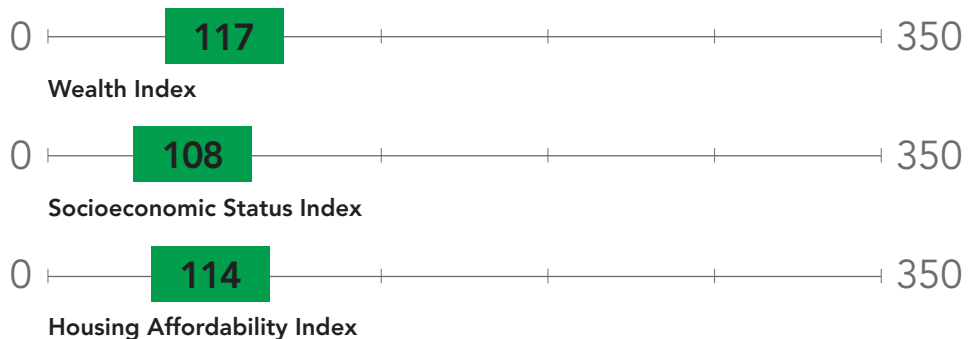
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: Cozy Country Living

Rural Resort Dwellers

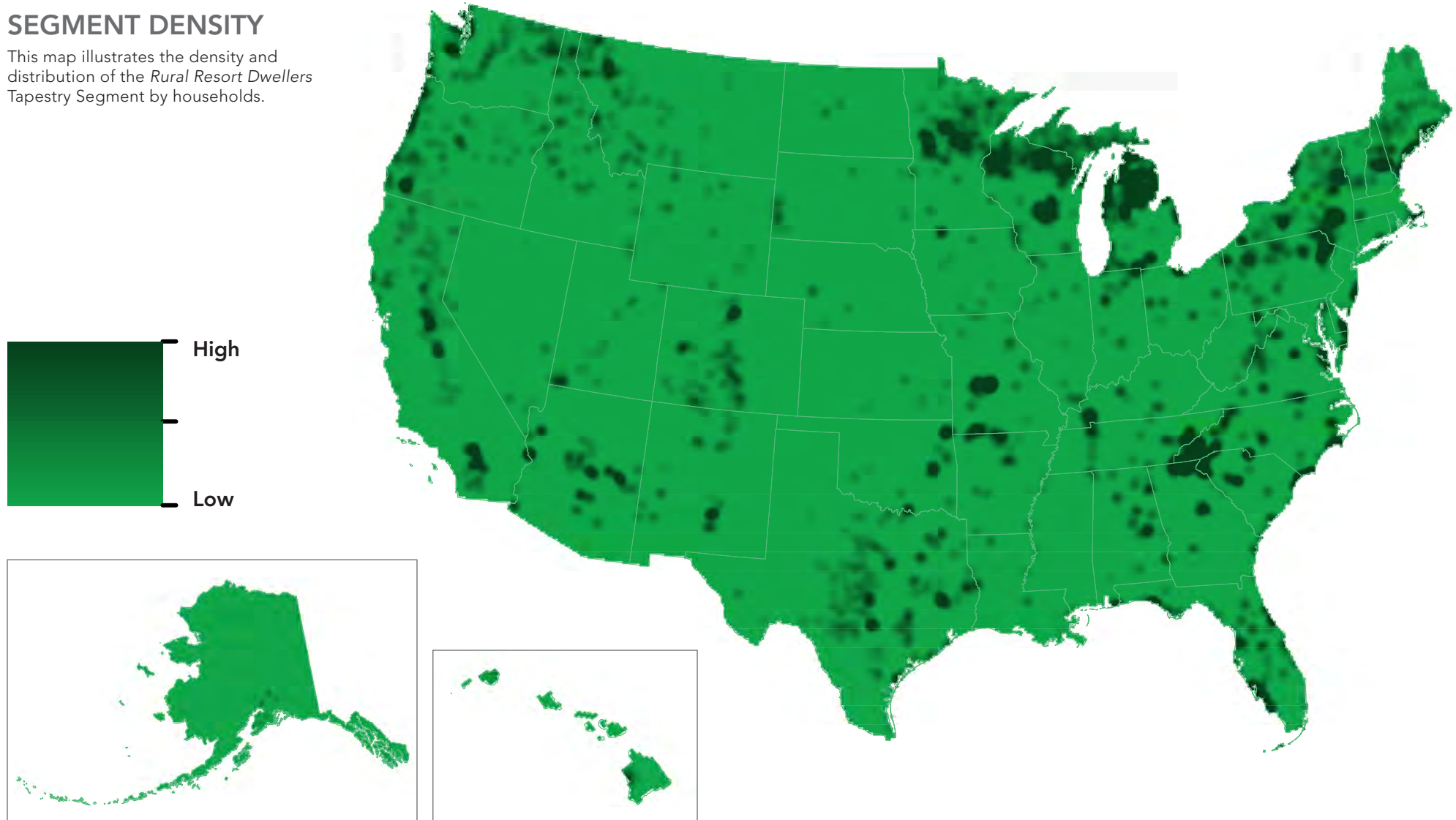


TAPESTRY
SEGMENTATION

esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Rural Resort Dwellers* Tapestry Segment by households.



Copyright © 2021 Esri. All rights reserved. Esri, the Esri globe logo, The Science of Where, Tapestry, @esri.com, and esri.com are trademarks, service marks, or registered marks of Esri in the United States, the European Community, or certain other jurisdictions. Other companies and products or services mentioned herein may be trademarks, service marks, or registered marks of their respective mark owners.

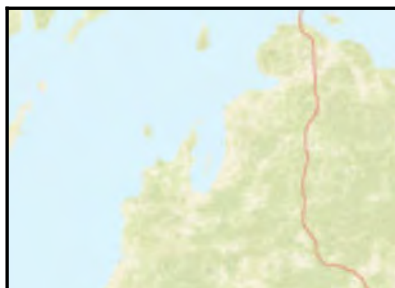
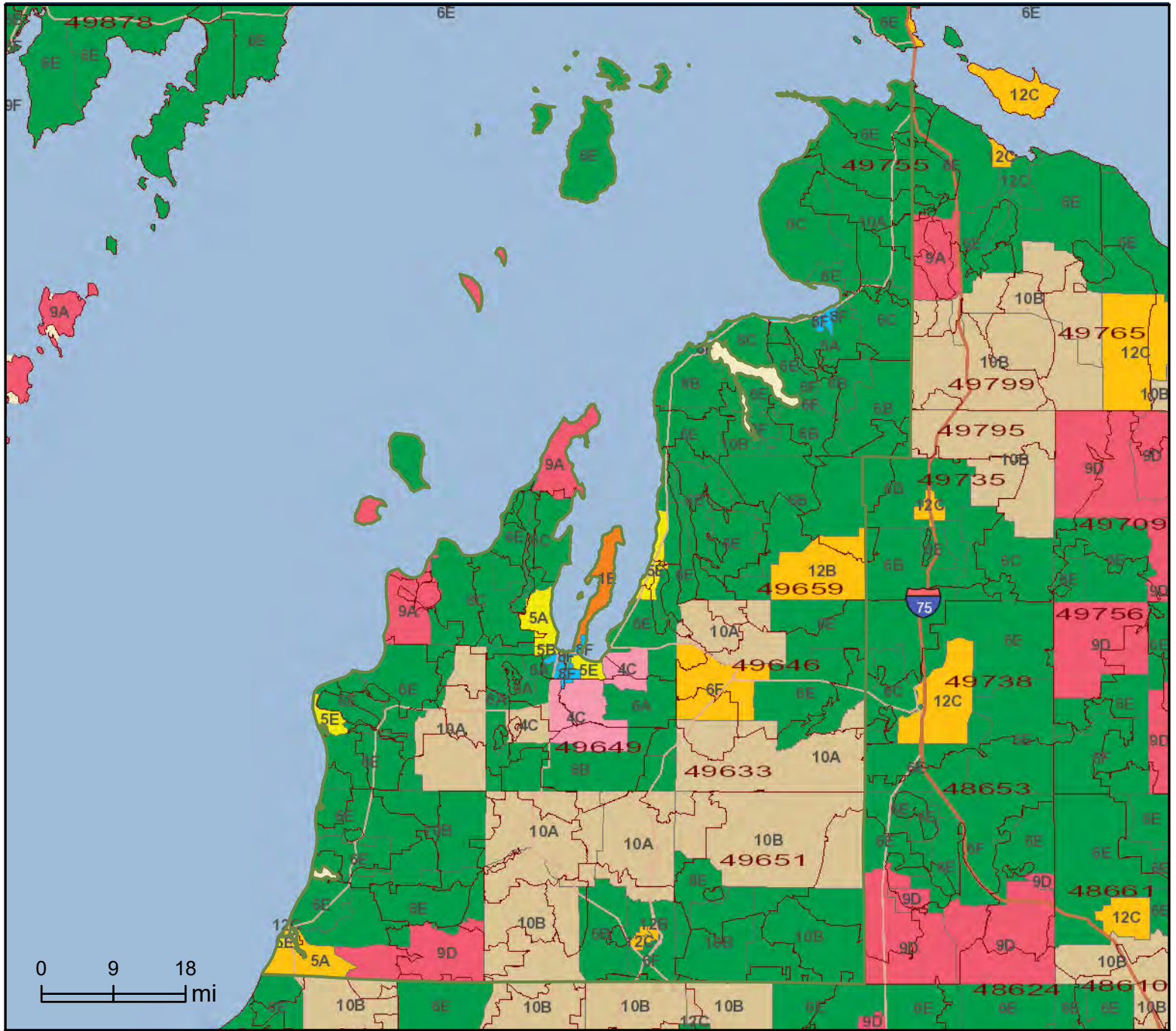
G1804565
ESRI2C6/21dm

For more information
1-800-447-9778
info@esri.com
esri.com



esri

THE
SCIENCE
OF
WHERE®



Tapestry LifeMode

- | | |
|---|--|
|  L1: Affluent Estates |  L8: Middle Ground |
|  L2: Upscale Avenues |  L9: Senior Styles |
|  L3: Uptown Individuals |  L10: Rustic Outposts |
|  L4: Family Landscapes |  L11: Midtown Singles |
|  L5: GenXurban |  L12: Hometown |
|  L6: Cozy Country |  L13: Next Wave |
|  L7: Sprouting Explorers |  L14: Scholars and Patriots |



Source: Esri



Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Workday Drive)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (Urban Edge Families)
- Segment 7D (Forging Opportunity)
- Segment 7E (Farm to Table)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hometown Heritage)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Economic BedRock)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (Diverse Convergence)
- Segment 13B (Family Extensions)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

Appendix F. GLISA Fact Sheet

Climate Change in the Great Lakes Region

Average Temperature



2.3°F

1951-2017

Frost-free Season



16 Days

1951-2017

Total Precipitation



14%

1951-2017

Heavy Precipitation Events



35%

1951-2017

Temperature

- Since 1951, annual average air temperatures have increased by 2.3°F (1.3°C) in the U.S. Great Lakes region.
- By mid-century (2050), average air temperatures are projected to increase by 3°F to 6°F (1.7°C to 3.3°C).
- By end of century (2100), average air temperatures are projected to increase by 6°F to 11°F (3.3°C to 6.1°C).

Precipitation

- Since 1951, total annual precipitation has increased by 14% in the U.S. Great Lakes region.
- Future projections suggest more precipitation on average, but not necessarily during all seasons (summer to be drier) and not for all locations depending on which model is used.
- Reduced lake ice cover and enhanced evaporation may lead to increased lake-effect snowfall in the near-term, but rising temperatures will cause more winter precipitation to fall as rain as opposed to snow across the region by late century.

Snow, Ice Cover and Lake Temperature

- Summer lake surface temperatures have been increasing faster than the surrounding air temperatures, with Lake Superior increasing by 4.5°F between 1979 and 2006.
- Annual average ice cover on the Great Lakes underwent a shift from higher amounts prior to the 1990s to lower amounts in recent decades. There remains strong year-to-year variability, and high ice years are still possible.
- Lake-effect snowfall has increased in northern areas and may continue to increase through mid-century.

Extreme Weather

- The frequency and intensity of severe storms has increased. This trend will likely continue as the effects of climate change become more pronounced.
- The amount of precipitation falling in the heaviest 1% of storms increased by 35% in the U.S. Great Lakes region from 1951 through 2017.
- More severe storms may have a negative economic impact due to resulting damages and increased costs of preparation, clean up, and business disruption.

Water Quality and Stormwater Management

- Projected increases in droughts, severe storms, and flooding events may amplify the risk of erosion, sewage overflow, interference with transportation, and flood damage.
- Future changes in land use could have a far greater impact on water quality than climate change. The coupling of climate change and land use change could therefore result in even stronger effects in some areas.

Lake Levels

- Water level fluctuations on the Great Lakes are mainly driven by precipitation, evaporation, and runoff, which make up the lakes' net basin supply.
- After a period of low lake levels lasting from the 1990s to the mid-2010s, the lakes have risen at an unprecedented rate since 2014. This contributed to record high levels on Lake Ontario, which caused widespread flooding in 2017.
- Modeling of future lake levels is continually being updated and improved. Currently, the strongest evidence indicates increasing variability in lake level fluctuations.

Algal Blooms

- ~ Warmer surface water temperatures increase stratification of the lakes and decrease vertical mixing.
- ~ Stronger storms and the use of impervious surfaces increase runoff and nutrient loading to the Great Lakes.
- ~ Combined sewer overflows and agricultural fertilizers are major contributors to high nutrient loads.
- ~ Stronger storms, warmer temperatures, and nutrient loading contribute to the formation of harmful algal blooms and hypoxic dead zones.

Fish and Wildlife

- ~ The rate of warming may outpace the rate at which ecosystems are able to migrate and adapt.
- ~ Wildlife populations better adapted to cold temperatures will continue to decline as competing species migrate into the region with rising temperatures.
- ~ Lake stratification and hypoxic conditions will further stress biomass productivity in lakes and wetlands.
- ~ Increased evaporation rates and sustained levels of high or low water levels may change wetland areas in the region.

Water Availability

- ~ Despite increasing precipitation, land surfaces in the Great Lakes region are expected to become drier overall due to increasing temperatures and evaporation rates.
- ~ More frequent summer droughts could affect soil moisture, surface waters, and groundwater supply.
- ~ The seasonal distribution of the water cycle will likely change. Warmer temperatures may lead to more winter rain and earlier peak streamflows.

Forests

- ~ As temperatures rise, the distribution and composition of tree species will change and shift northward.
- ~ With warmer temperatures and increasing CO₂, forest productivity will likely increase until other impacts of climate change, such as increased drought, fire, and invasive species present additional stressors to forests.

Energy and Industry

- ~ Reduced summer water availability may interfere with some industrial operations (i.e., hydropower, thermoelectric and nuclear plant cooling).
- ~ Warmer temperatures and more frequent heat waves will likely increase electricity demands, particularly in urban areas and during summer months.

Agriculture

- ~ The frost-free season lengthened by 16 days in the Great Lakes region from 1951-2017, and may extend up to 50 days longer by 2100.
- ~ In the near-term, a longer growing season and higher CO₂ concentrations will likely have a positive effect on crop yields.
- ~ In the long-term, the negative effects of increasing storm activity, flooding, extreme heat, summer drought risks, and pests may outweigh the benefits of warmer climates.

Transportation

- ~ More extreme heat may increase the risk of heat damage to pavement and railroads.
- ~ More extreme precipitation may compromise transportation routes and damage infrastructure.
- ~ Shipping lanes will likely be open earlier and longer due to reduced ice cover on the Great Lakes.
- ~ Low lake levels can affect navigation channels and reduce the maximum loads carried by vessels, which amount to substantial monetary losses per transit.

Public Health

- ~ Increased risk of heat waves and increased humidity may amplify the number of heat-related deaths and illnesses.
- ~ More storm activity and flooding will likely increase the risk of watershed contamination and water-borne illnesses, while warmer surface waters amplify the risk of toxic algal blooms and fish contamination.

Tourism and Recreation

- ~ Winter recreation and tourism are likely to suffer due to reduced snow cover and shorter winters.
- ~ Increased lake contamination from algal blooms may degrade shoreline water quality and coastal ecosystem health, but increasing summer temperatures and a longer summer season may increase demand for beaches.
- ~ Overall, summer tourism may grow before temperature rise becomes unfavorable for many recreational activities.
- ~ Many coldwater species of fish important to recreation (i.e., whitefish and lake trout) are likely to decline while populations of warm water species are likely to grow.

Further explanation and references for reported trends and statements are available at:
glisa.umich.edu/gl-climate-factsheet-refs

Appendix G. Past MDNR Grant Supporting Documentation



GRANT HISTORY

Grantee

Village of Central Lake - Antrim County

Project No. 26-00742 **Project County:** Antrim **Project Year:** 1976

Project title: Thurston Park Shelter

Project Status: Grant Closed

Grant Amount:
\$3,000.00

Scope Item

Project Description: Shelter and LWCF sign

Project No. 26-01005 **Project County:** Antrim **Project Year:** 1977

Project title: Central Lake Thurston Park

Project Status: Grant Closed

Grant Amount:
\$25,700.00

Scope Item

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

Project No. 26-01060 I3 **Project County:** Antrim **Project Year:** 1978

Project title: Herrick Recreation Area

Project Status: Grant Closed

Grant Amount:
\$20,323.34

Scope Item

Project Description:

Project No. TF13-116 **Project County:** Antrim **Project Year:** 2013

Project title: Thurston Park Improvements

Project Status: Grant Closed

Grant Amount:
\$162,500.00

Scope Item

- Access Paths
- Bath house
- Boardwalk
- Floating docks
- MNRTF Sign
- Permit fees
- Site work
- Utility Extensions



GRANT HISTORY

Grantee

Village of Central Lake - Antrim County

Project Description: Development to include a new bath house, walkways, boardwalk along shoreline of Intermediate Lake with additional boat dockage at this popular lake part of the "Chain O' Lakes" in Antrim County.

Total number of projects: 4

Total Amount of Grant Given \$211,523.34



PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT

This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.

GRANT TYPE: [] MICHIGAN NATURAL RESOURCES TRUST FUND [] CLEAN MICHIGAN INITIATIVE
[] LAND AND WATER CONSERVATION FUND [] RECREATION PASSPORT [] BOND FUND

GRANTEE: Village of Central Lake

PROJECT NUMBER: 26-00742

PROJECT TYPE: Design and Construction

PROJECT TITLE: Thurston Park Shelter

PROJECT SCOPE: Shelter and LWCF Sign

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Table with 3 columns: Name of Agency (Grantee), Contact Person, Title, Address, Telephone, City, State, ZIP, Email. Row 1: Village of Central Lake, Robert Tyler, Village President, PO Box 368, 231-544-6483, Central Lake, MI 49622, rtbio@att.net

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s). [] Yes [x] No

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 [x] No

Are any of the facilities obsolete? If yes, please explain. [] Yes [x] No

SITE QUALITY

Is there a park entry 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. [x] Yes [] No
No. It is implied. The park entrance is located at Lake St. and State St. with no gated entry. There is a large rock near the entrance etched with "Thurston Park". See photos.

Are the facilities and the site being properly maintained? If no, please explain. [x] Yes [] No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism. [x] Yes [] No
Graffiti on the walls of the shelter building has occurred, but it has been promptly removed/painted over. Signs are posted indicating a reward for reports of vandalism.

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

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.

GENERAL

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) Yes No N/A

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
\$50 per day rental of pavilion and kitchen. A \$50 returnable deposit.

What are the hours and seasons for availability of the site?
The facility is open from sunrise to 10pm for use, 365 days per year

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

Additional existing development/facilities at this referenced project site include a bathroom facility, shuffleboard courts and fully equipped kitchen facility.

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

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.

Robert Tyler
Please print


Grantee Authorized Signature

5/11/23
Date

Allie Hines
Please print


Witness Signature

5/11/23
Date

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

Thurston Park Entrance near Lake and State Streets. The Thurston Park Shelter (pavilion) that was built in 1976 is behind the large tree on the right.



LWCF recognition plaque and notice posted regarding non-discrimination statement.



Interior of pavilion with kitchen/restroom building to the right.



Exterior side entrances to the building.





PUBLIC OUTDOOR RECREATION GRANT
Post-Completion Self-Certification Report

This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.

GRANT TYPE: [] MICHIGAN NATURAL RESOURCES TRUST FUND [] CLEAN MICHIGAN INITIATIVE
[] LAND AND WATER CONSERVATION FUND [] RECREATION PASSPORT [] BOND FUND

GRANTEE: Village of Central Lake

PROJECT NUMBER: 26-01005

PROJECT TYPE: Design and Construction

PROJECT TITLE: Central Lake Thurston Park

PROJECT SCOPE: Develop shuffleboard courts, fish cleaning shack, RR bldg, LWCF sign

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Table with 3 columns: Name of Agency (Grantee), Contact Person, Title, Address, Telephone, City, State, ZIP, Email. Row 1: Village of Central Lake, Robert Tyler, Village President, PO Box 368, 231-544-6483, Central Lake, MI 49622, rtbio@att.net

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s). [x] Yes [] No

Existing boat launch was expanded to add additional docks and boardwalk; Bathrooms have been retrofitted to be ADA accessible with a 2013 MNRTF grant award.

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 [x] No

Are any of the facilities obsolete? If yes, please explain. [] Yes [x] No

SITE QUALITY

Is there a park entry 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. [x] Yes [] No

No, it is implied. The main entrance is located at Lake St. and State St. with no gated entry. There is a large rock near the entrance etched with "Thurston Park". See photos.

Are the facilities and the site being properly maintained? If no, please explain. [x] Yes [] No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism. [x] Yes [] No

Graffiti has occurred on the walls of nearby pavilions, which was promptly removed/painted over. Signs are posted indicating a reward for reports of vandalism.

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. Yes No
Maintenance is performed daily in the bathrooms and cleaning of surrounding area is conducted 2x weekly and as needed.

GENERAL

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) Yes No N/A

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
Two of the bathrooms have a keypad for access by code for campers only.

Is a fee charged for use of the site or facilities? If yes, please provide fee structure. Yes No
Campground user fees to use restrooms for campers only; fees vary depending on campsite / stay. See comments.

What are the hours and seasons for availability of the site?
The campground opens the last Saturday in April and closes the first Saturday in October.

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

Thurston Park Campground Rates (2023):
Waterfront (Excluding #8): \$35/ Night
Waterfront Site 8: \$25/ night
Lower Campground: \$28/ Night
Upper Bluff: \$40/ Night
Upper (Not Full Hook Up): \$32/ Night
Upper (Full Hook Up): \$35/ Night

Pavillion Rental: \$50 rental fee , \$50 returnable security depsoit

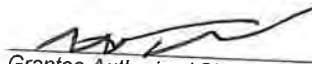
POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

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.

Robert Tyler

Please print



Grantee Authorized Signature

Date

5/11/23

Allie Hines

Please print


Witness Signature

Date

5/11/23

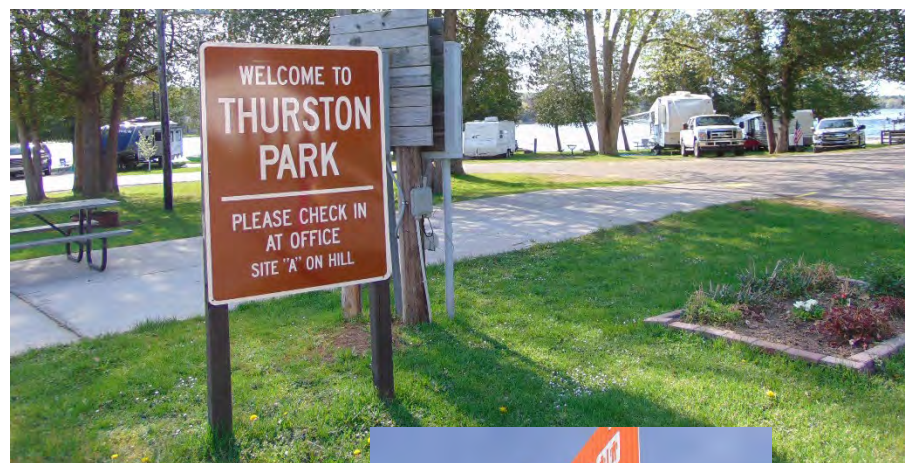
Send completed report to:

**POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**



Thurston Park bathroom building. Notice the ADA accessible signage and door handles, and the LWCF Recognition plaque.

Park Signage



Fish Cleaning Building behind the bathroom building.





PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT

This information required under authority of Part 19, PA 451 of 1994, as amended;
the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.

GRANT TYPE: [] MICHIGAN NATURAL RESOURCES TRUST FUND [] CLEAN MICHIGAN INITIATIVE
(Please select one) [x] LAND AND WATER CONSERVATION FUND [] RECREATION PASSPORT [] BOND FUND

GRANTEE: Village of Central Lake

PROJECT NUMBER: 26-01060 I3

PROJECT TYPE: Design and Construction

PROJECT TITLE: Herrick Recreation Area

PROJECT SCOPE: Football field, baseball field, concessions stand, bathroom

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Table with 3 columns: Name of Agency (Grantee), Contact Person, Title, Address, Telephone, City, State, ZIP, Email. Row 1: Village of Central Lake, Robert Tyler, Village President, PO Box 368, 231-544-6483, Central Lake, MI 49622, rtbio@att.net

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s). [x]Yes []No

Since 1978, added: tennis courts/pickleball courts; track; practice field; safety cap on fencing; bleachers/press room/locker room

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 [x]No

Are any of the facilities obsolete? If yes, please explain. []Yes [x]No

SITE QUALITY

Is there a park entry 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. [x]Yes []No
Yes located on M-88.

Are the facilities and the site being properly maintained? If no, please explain. [x]Yes []No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism. []Yes [x]No

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

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 bases and additionally as needed after sporting events.

GENERAL

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants) Yes No N/A

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 Nov. 30th. Hours: 7 am to 11 pm

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

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.

Robert Tyler

Please print


Grantee Authorized Signature

5/11/23

Date

Allie Hines

Please print


Witness Signature

5/11/23

Date

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

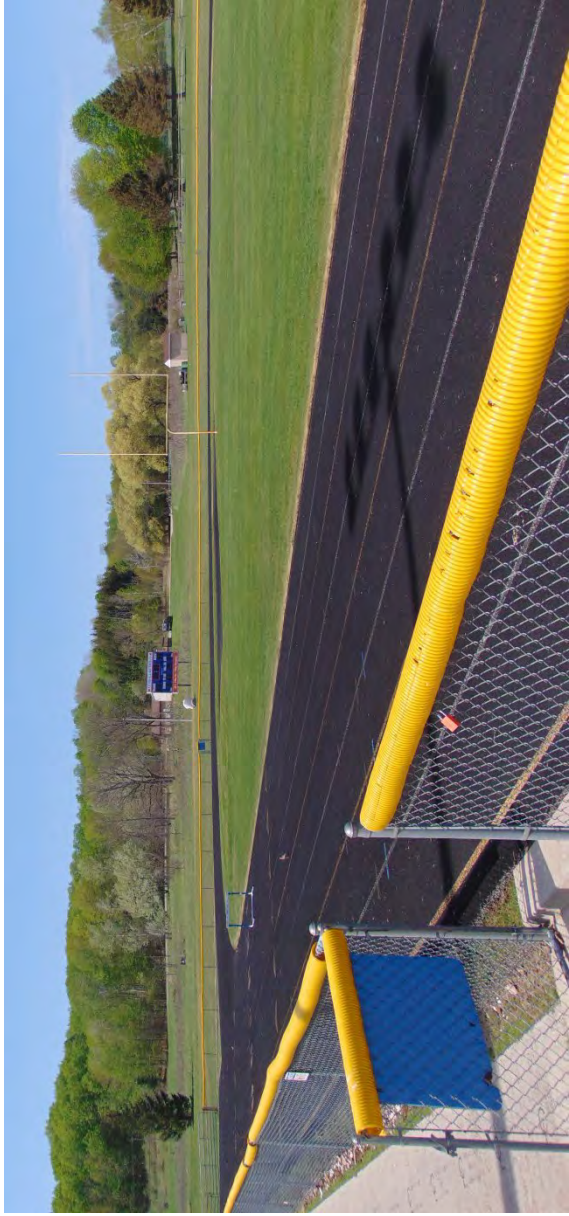
Entrance road and park signage for the Herrick Field Sports Complex at 1030 M-88, Central Lake.



LWCF Recognition plaque on the old concession / restroom building at Herrick Field.



Herrick Field Facilities





PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT

This information required under authority of Part 19, PA 451 of 1994, as amended; the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964); and Part 715, of PA 451 of 1994, as amended.

GRANT TYPE: [X] MICHIGAN NATURAL RESOURCES TRUST FUND [] CLEAN MICHIGAN INITIATIVE
[] LAND AND WATER CONSERVATION FUND [] RECREATION PASSPORT [] BOND FUND

GRANTEE: Village of Central Lake, Antrim County

PROJECT NUMBER: TF13-116

PROJECT TYPE: Development

PROJECT TITLE: Thurston Park Improvements

Access paths, bathhouse, boardwalk, floating docks, MNRTF sign,

PROJECT SCOPE: permits

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)

Table with 3 columns: Name of Agency (Grantee), Contact Person, Title. Row 1: Village of Central Lake, Robert Tyler, Village President. Row 2: Address, Telephone. Row 3: City, State, ZIP, Email.

SITE DEVELOPMENT

Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s). [] Yes [X] No

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 [X] No

Are any of the facilities obsolete? If yes, please explain. [] Yes [X] No

SITE QUALITY

Is there a park entry 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 [X] No

The main park entry is implied by with a large rock engraved with "Thurston Park" near Lake and State Streets. Other signage with the park name is present throughout the park.

Are the facilities and the site being properly maintained? If no, please explain. [X] Yes [] No

Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism. [] Yes [X] No

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

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

Yes No

GENERAL

Is a Program Recognition plaque permanently displayed at the site? If yes, please provide a photograph. (Not required for Bond Fund Grants)

Yes No N/A

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

Two of the bathrooms have a keypad for access by code for campers only.

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

Yes No

See Comments section

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

The campground, boat docks and bathrooms are open from April 1st - Nov. 30th, 7am -11 pm

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

Thurston Park Campground Rates (2023):

Water Front (Excluding #8): \$35/ Night

Waterfront Site 8: \$25/ Night.

Lower Campground: \$28/ Night

Upper Bluff: \$40/ Night

Upper (Not Full Hook Up): \$32/ Night

Upper (Full Hook Up): \$35/ Night

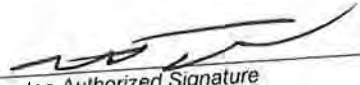
Pavillion Rental: \$50 rental fee , \$50 returnable security depsoit

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

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.

Robert Tyler
Please print


Grantee Authorized Signature

5/11/23
Date

Allie Hines
Please print


Witness Signature

5/11/23
Date

Send completed report to:

**POST COMPLETION GRANT INSPECTION REPORTS
GRANTS MANAGEMENT
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30425
LANSING MI 48909-7925**

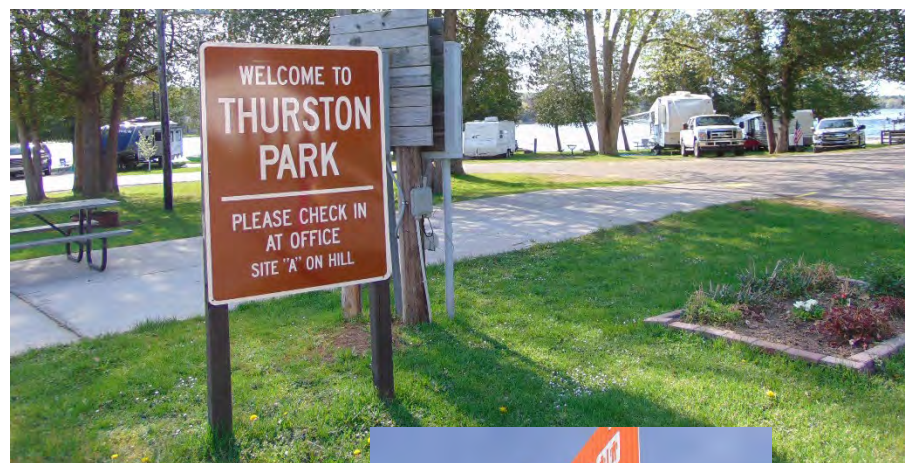
Thurston Park bathroom building.



MNRTF plaque on the bathroom building



Park Signage



Interiors of renovated and ADA Accessible bathrooms.





Boardwalks and Floating Docks



Docks at the Boat Launch



Appendix H. Recreation Site Photos

Thurston Park



Thurston Park



Thurston Park



Thurston Park



Ron Donaldson Park



Ron Donaldson Park



Maple St. - Intermediate River Public Access



Thomas St. - Intermediate River Public Access



Lake St. Public Property/River Access



Main Street Pavilion



Historical Museum



North Street Nature Trail



Ballfields, Basketball Courts and Playground near Central Lake Elementary



Ballfields, Basketball Courts and Playground near Central Lake Elementary



Appendix I. Public Survey Results & Summary of Preferences

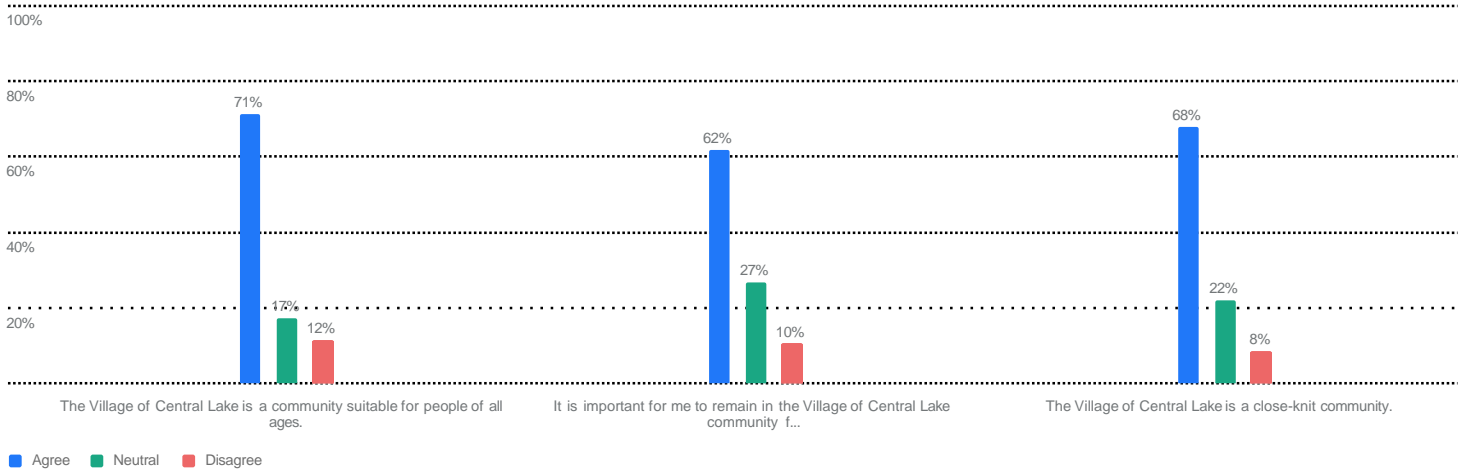
Can you list one thing you like the BEST about the Village? 146

Look and Feel	Parks and Natural Features	People	Business	Public Safety and Services	Special Events
Small town look & feel (x23)	Proximity to lakes/lake access/lake living/ outdoor recreation/ water based recreation (x 9)	Friendliness of community members (x24)	Offers a variety of businesses (x4)	Amazing local fire department and EMT's.	4th of July parade and fireworks
Quiet (x5)	The lake(s) (x7)	Community (x5); The people of Central Lake make this town special.	businesses that make tourism/family fun easy, convenient and fun	The school	Does anyone remember when the town got together and painted all the buildings for the Centennial Celebration
Usually not busy; slower pace of life (x4)	Intermediate Lake (x3)	Community atmosphere/sense of community/community spirit	Character of the amenities.		
Quaint (2)	The public docks on Intermediate Lake	The people (x9)	Being able to get most of my supplies locally.		
Peaceful	Thurston Park (x5)	Good people (x2)	Commerce can meet your immediate needs,		
Always looks nice and clean	North Street Trail (x3)	Supportive community (x2)	It has everything a person needs except a doctor.		
Clean	Water fronts, campgrounds	Everyone knows each other (x2)	There is a perfect mix of downtown shopping options covering the necessities.		
The effort that is made to keep our village looking beautiful.	The river and parks.	Everyone's willingness to help each other out (x2)	It offers a lot for as small of a village as it is.		
access to beautiful surrounding areas	It's setting in the woods, hills and water.	Character of the people	Convenience.... Hardware store, corner store, Bachman store, fudgees, Torch cannabis is good too...		
Beautiful location (x2)	Boating, hiking, biking	Close knit community, multi-generational,	Convenience of not having to drive into Bellaire		
No stop lights (x3)	Summer time attractions	Closeness of the people	Has a downtown/business district		
Have always felt safe and relaxed raising my family here. Trust the community.		Everyone is like family	Some buildings have nice charm		
Hearing children playing outside safe place to raise children.		Kind people for the most part Nice people.	Old original buildings, The history (x2), love Bachmann's & Lamplighter Inn (now Blue Pelican)		
Safe		People and the stores and shops they work in.	Walkable downtown (x3)		
We feel CL is a comfortable, safe and welcoming town.		People are hardworking.	Small shops (x2) / mom and pop shops/local stores		
Year round ambience		Great people	there are places to eat and shop		
		When you go to the store or post office, you always get a big smile from everyone whether you know them or not.	Restaurants		
			No chain establishments		
			The Blue Pelican		
			Mammoth		
			farmers market		
			Fudge		
			Ralph Hines		
			Lots of Potential		

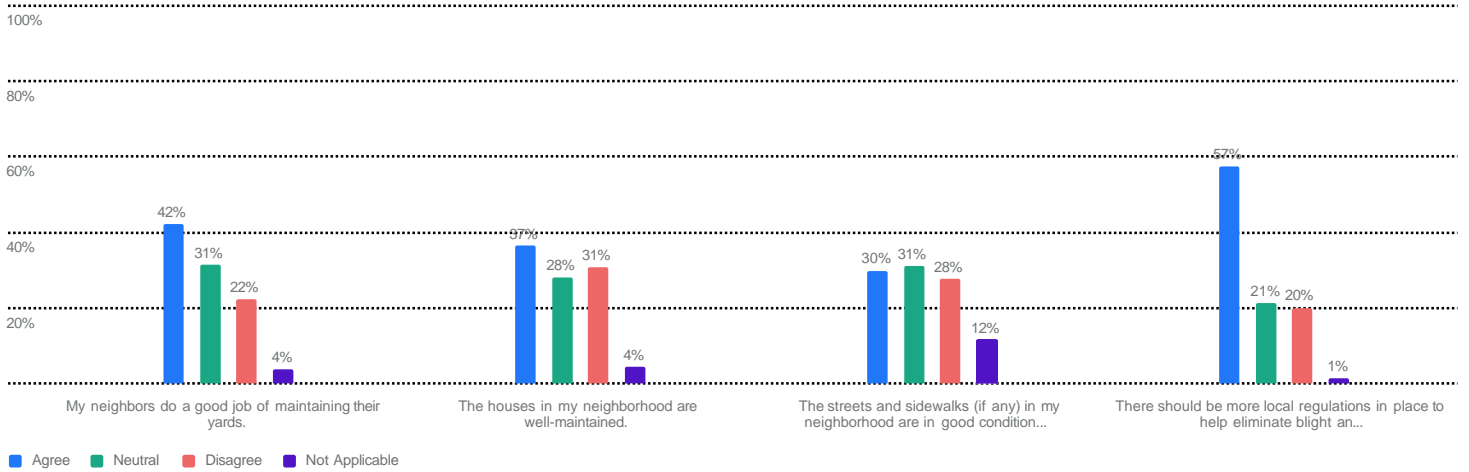
Can you list one thing you think is the WORST about the Village? 144

Appearance	Local Businesses/ Economy	Village Government & Services	Schools and Youth	Recreation	Roads	Housing	Misc.
Blight (x4)	Food. Need a deli, coffee shop	Old water pipes	I'd like to see more funding go into the school facilities (x2)	Many building and recreation activities (including park for kids) are not accessible for those who have mobility limitations.	Center of Town - Not able to see when pulling onto M-88 from the Grocery Store.	Lack of available affordable housing. (x2)	I feel like everyone know each other (x3)
Blight. It's not everywhere, but noticed and detracts from an otherwise charming village.	No coffee shop	Water and sewer. Regularly rust chunks in water lines and aerators. Sewer smells at random	If anything I wish we had more in town to do with the kids.	No where for teens and kids to hang out especially in the winter. We really need a arcade or mix of youth center	Condition of our streets	Older homes in the village.	Drama
Buildings need repair	No fast food (x2)	The water from the village system.	It is dying. There were only 14 in the graduating class. There are other grades with even fewer kids.	No public restrooms open at any locations. Park Softball field New bathrooms in town never opened unless there is a big event.	Intersections	The neighborhood I live in is relatively noisy after 9pm and I work at 6AM.	Ghosts in all the old buildings
It's overall appearance. We have quite a few areas that are in need of some TLC.	Not enough stores that the locals can afford to shop in. I won't buy a pizza from Classic anymore because their prices are quite a bit higher than the previous owner. I drive to East Jordan now.	The water is the worst quality and is of deep concern for long term effects caused by the treatments used to offset the pipe quality. It is important to acknowledge also that the village loses a lot of tax revenue to the Township due to lake front homes in the immediate area and how the lines are drawn between township and Village. I'd like to see the township contributing back to the village sharing expenses for downtown development specifically as it pertains to upgrading our water system. Since part of the township uses the Village Water system, I think it would make sense to have the Township cover the bulk of the expense needed to replace the pipes. The water quality is a terrible problem and has on several occasions made multiple members in my family sick!!	Lack of youth resources.	No public restrooms. How can I take my child to the park, when bathrooms are never open? Kids have to use the restroom.	It's not just central lake but alot of our roads need attention.		The rude and entitled vacationers
Some of the areas need serious sprucing up.	Prices of food	The water system is the worst.	Not enough amenities for kids, preteen & teens	Not Enough events to draw people into town or under utilizing space and lake	Speeding trucks n cars...		Tourists
Dilapidated buildings	We need more restaurants and bars for locals to enjoy and to attract tourists. More stops for people to walk around to.	The water!	Not a place for kids to hang out like we used to, arcade or something.	Our park	No ATVs on main Street through town. Doesn't promote tourism.		People blaming other people for what they don't like rather than offering to help make the Village better.
Empty buildings—visible blight.	Lack of restaurants, shops that make it a downtown destination.	Spending tax payer money by moving out of the Township/Village offices located on M-88 by the Football field.	Not enough kid friendly stuff	The softball field	Roads		Politics
Downtown is nothing but garages	Could use another good restaurant choice	My taxes. I pay for bussing I can't use. I pay for sewage and don't use it I have my own.	Not much for younger generation. Especially if you're not sports inclined.	Not a great playground. Not very prettily decorated	The condition of old state road heading east		White supremacy
Some vacant store fronts	Lack of dining	Taxes are too high.	School system probably should merge with Ellsworth and Bellaire.	Lack of recreation			Occasional obnoxious right-wingers
Some of the older buildings in town need to be updated/cleaned up. The auto shops. Why oh why is some of the most beautiful real estate in town being used for autosops? And an empty car wash?	Lack of restaurants	Not having a clean up day like everyone else to get rid of junk!	The school				Judgementalism
The downtown needs updating, buildings are in need or repairs. The downtown four corners are not attractive for new businesses to invest in. CL has much potential but major renovations are needed create a vibrant downtown atmosphere.	Lack of restaurants/ bars	No clean up. And the dump isnt open a much as it used to be	The school				Not enough people willing to wear face masks
Shops need a lil updating and new buisness.	Like any small town, limited stores / restaurants / entertainment.	We are the ONLY town that doesn't do a trash pickup once a year and then complains when junk piles up.					
Need to make it more presentable Curb appeal	Needs another restaurant or business to bring people into town rather than going to Bellaire or Charivolk	The no burning ordinance (x3)					
Zero curb appeal	Not enough GOOD truly good restaurants	Doesn't control use of fireworks after hours and into the wee hours of the morning.					
Out dated	Not enough restaurant options	Some of the zoning is also not good.					
The four corners in town	Restaurant varieties	No zoning laws					
The uninviting storefronts...north of Bachmann's and on the east side of the street	Sidewalk eating areas, especially at alcohol establishments	A bit unwilling to accept modernization at times - not on every issue, but even our small community needs to accept improvement for schools, retail, services for residents.					
Needs a facelift/makeover (x3)	Too much alcohol available.	Village council's lack of seeking community input to crucial decisions and needs.					
Trying to make it an urban town. The village fathers are taking away the small town feel to this community	Central Lake Tavern	Need more open communications from both village and township governments on all subjects especially infrastructure.					
Ugly buildings	Larger stores are a ways away	Our Village Council and their lack of action over the last 15 years on major projects and that they seem driven to not want new business ventures in this Village and there is a severe lack of care by them of what their year round residents needs/wants are for their Village that is funded by the tax payers.					
Where they put the clock	The dollar store hurting the local grocery store	Police chief					
Downtown	Few businesses	The village President					
Too many rundown properties - residential and commercial.	Not enough store fronts (business)	Some males in charge of making decisions don't consider or value opinions of the females.					
Some of the residential properties are run down and need to be removed and/or repaired!	not wanting to grow	Lacking progress. Need better leaders.					
The few really crappy houses that no one will clean up! It ruins the good work of the few that make the investment	No growth	Law enforcement seems to pop up out of no where.... good and bad .					
Those citizens that don't maintain their property	Spread out, no planning and seems unwilling to grow and make opportunities for local residents						
To many houses with blite ..	The size						
The number of run down houses and unkempt lots.	Lack of jobs (4); young people leave; no industry						
Trashy houses	Marijuana store (x6)						
Messy yards	No Doctor						
Many homes are not maintained as well as they could be.							
Many properties that are not taken care of, even as simple as cutting the grass and removing junk from yards and porches.							
Garbage in people yards							

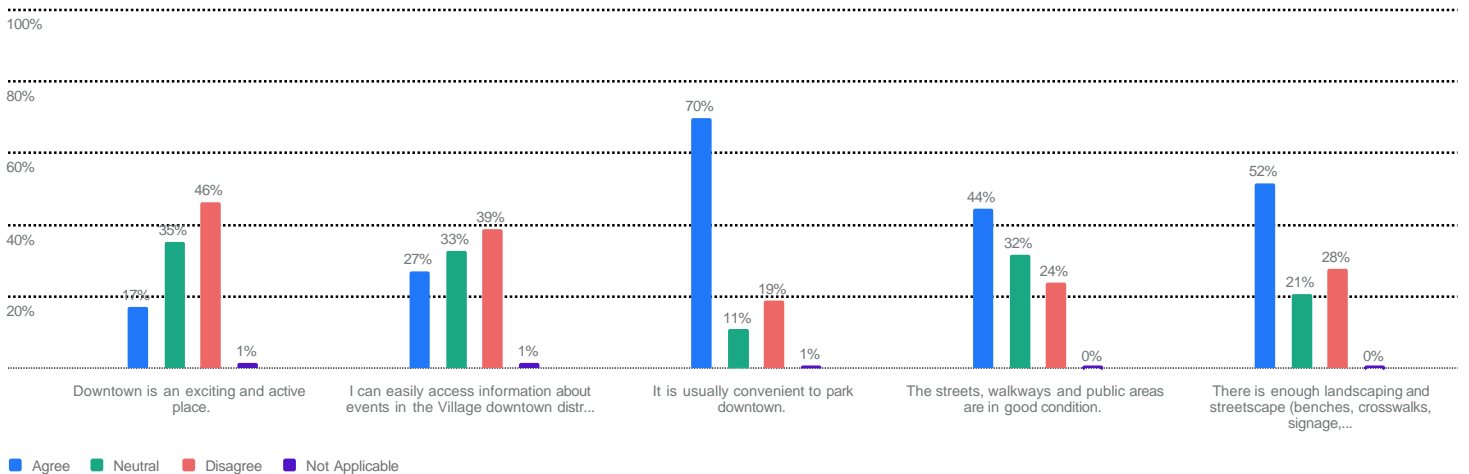
Livability (Agree/Disagree) 156 ⓘ



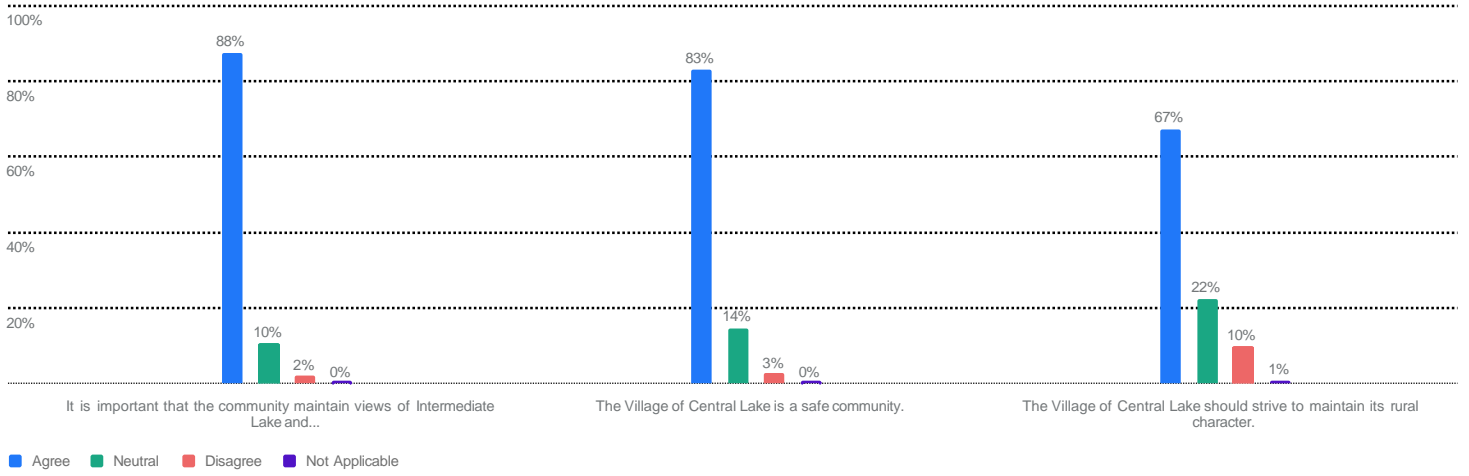
Neighborhoods (Agree/Disagree) 156 ⓘ



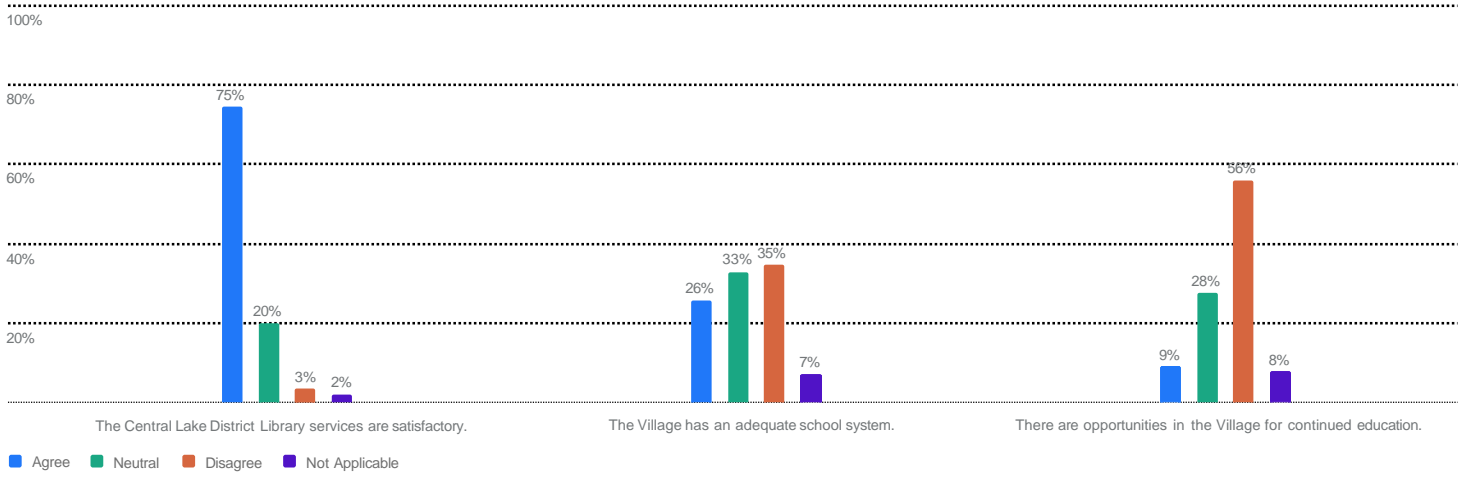
Downtown Development Area - DDA (Agree/Disagree) 151 ⓘ



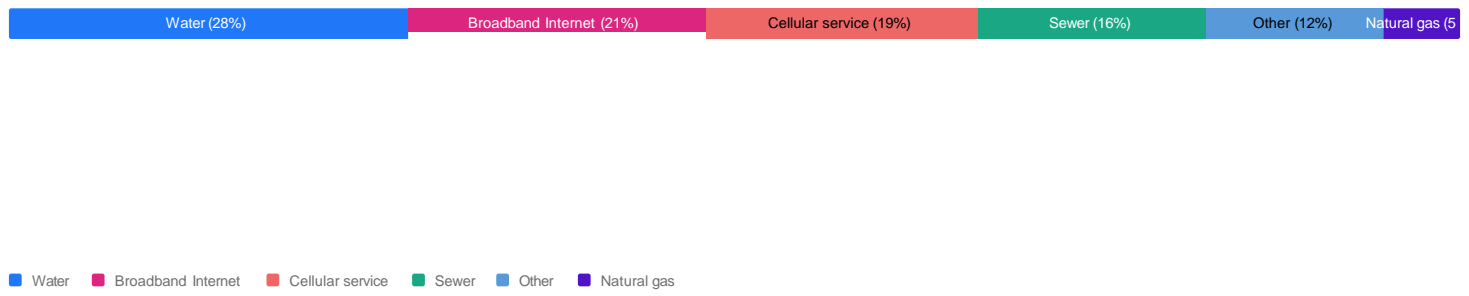
Aesthetics (Agree/Disagree) 153 ⓘ



Education & Public Service 147 ⓘ



Please select the public services or utilities that you believe need improvements within the Village. 125 ⓘ



Please select the public services or utilities that you believe need improvements within the Village.: Other 22

- Nicer public bathrooms and more available (x3)
- The Village needs a Clean-Up Day (x2)
- Road improvements (x2)
- EMS (x2)
- Accessibility
- Walking - there is no safe place to walk.
- Fire
- Enforce regulations
- Trees
- Park
- Playground!!!
- Street Light need more
- Electric
- The school system education and curriculum
- Trash for weekenders
- Village dump could use more hours

Please explain how the water service could be improved? 56

Water Quality	Infrastructure Improvements	Cost	Communication
Add a water softener (x2)	Filter contaminants, periodically cleaning of underground piping	bills recently more than doubled	Letting people know when the water is being treated so we dont get spots when we wash our clothes
Better tasting village water. Filling the bathtub smells like a swimming pool. Frequent complaints of yellow water should be addressed	Fix the leaks I know they are working on it but it's taking a long time	Don't understand why rates increased for water and sewer Pricing has gone up and up even when i use less water	Tell people when you flush the system out There seems to be many times when we are not supposed to drink the water due to repairs or whatever and I usually find out later.
Get rid of the hard water	Installing new/update water lines in village larger service area	Ridiculous the bill doesn't go with the person. Shouldn't be Rate increases up a couple times this year, we should have quality drinking water.	Test more often
It has had its issues we have been on a boil water notice a few times since I have lived here. But as far as price and everyday use no complaints It is often yellow or tastes like bleach. It was not like this 15 years ago, nor even 10 years ago. It has declined in the last 5 years especially.	line need to be updated from the ones that were installed in the 30's		
It tastes awful and it is yellow 90% of the time. It's not consistent - sometimes there is a lot of crusty minerals - sometimes yellowish It's yellow.	Lines updated more pressure		
My water reeks of chlorine and even after boiling it and putting it through a water purifier, I get a yellow residue on anything that holds water.	More services. New installatiosx		
No more brown water Not happy with quality of water. It may meet required specs., but it is murky and occasionally smells.	New pipes (x3) Remove old lines to improve water color & smell		
Often yellow/brown- pipes likely need replaced Provide clean water! Rust in water lines regularly Sometimes the taste is hard, like iron	Replace mains and lines Replace the whole thing. replace water system. rust in lines		
Sometimes the water stinks or is yellow. Stinks and is yellow Taste off and metallic more times than not. Taste-It is not tolerable for drink or bathing. They have done new water lines and mine still is yellow at times Too much chlorine!! I'm afraid to drink.	The water makes me sick! The treatment of chemicals is band aiding the issue of old pipes. The old pipes have to go! There have been several main leaks indicating a need for upgrades Update (x2) Update water valves they leak when you have them shut off Updated pips so they don't brake under m88 all the time Upgrade Too many water main breaks underground in the past couple years.		...

Please explain how the sewer service could be improved? 29

Repair and Maintain	Expansion	Cost
Big problem...need some help...	Be extended out of the village and available to those outside the village if close to one's home.	I don't use y'all sewer and still pay for water n sewage
Fix then	Expand along lake shore to protect lake water quality.	Its outrageously priced
More available options	Expand along the lake	My bill has tripled in the last year and its absolutely ridiculous and unacceptable
Need to update the system and protect our watershed.	It is focused on only serving the current population hooked up to the system and not looking to the future	The project needs completed that the tax payers have continued to see rate increases on.
Not many on it and is failing random sewer gas smells (x3)	Its not available for me. more community member to have access	Too expensive We are on the east side of Intermediate Lake, within the village; however, we do not have sewer service. Not a significant concern as our septic system is adequate for our needs. I don't want to pay for a sewer system that doesn't benefit our property.
Keep it maintained and make the town not smell like sewage all the time	More capacity, better facilities	...
There is a lot of water that accumulates in the downtown area	Sewer isn't offered at my house, but I'm concerned about lake front septicsoiling the lake. All lake fronts should be on sewer.. and more.	...
Replace lines and certain lift stations	We have a septic tank, but I'd prefer sewer	
The riads are constantly being torn up and replaced vecause if a sewer problem, better piping could be used.		

Please explain how the natural gas service could be improved? 6 ⓘ

...

...

...

...

...

...

Please explain how cellular service could be improved? 40 ⓘ

...

...

...

...

...

...

Please explain how broadband internet could be improved? 40 ⓘ

...

...

...

...

...

...

Please explain how another type of service could be improved? 22 ⓘ

Trash Removal - being able to get rid of large items at an affordable cost. ...

We need affordable ways to dispose of large items. Similar to Village Cleanup in Bellaire or reasonable prices and hours at the Village Dump ...

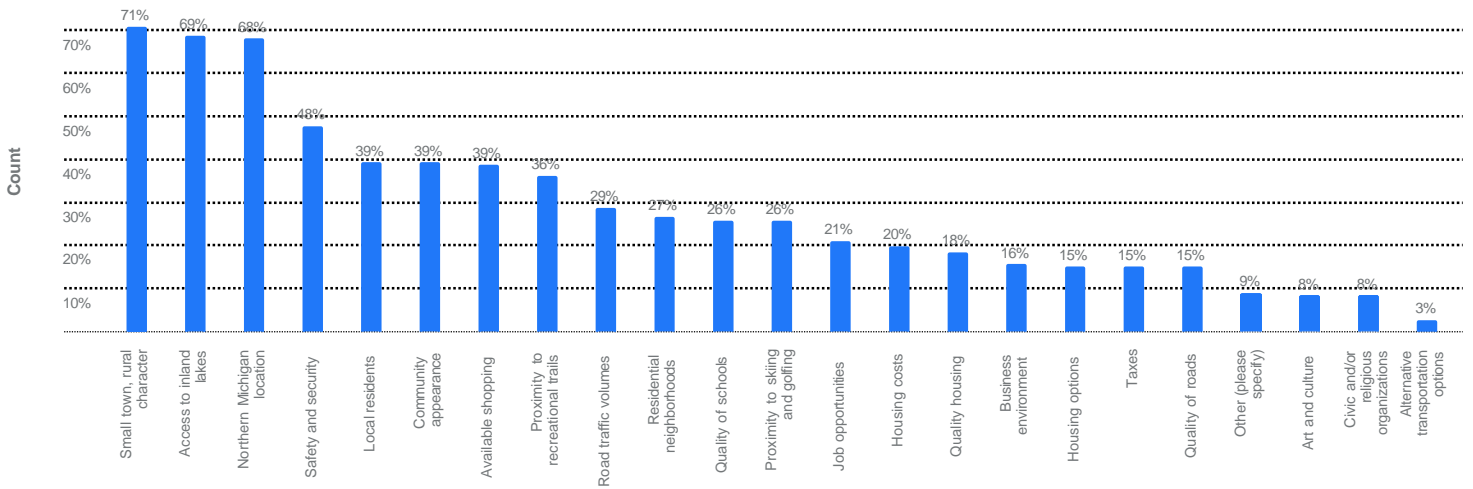
Full time fire/EMS- brings full time jobs and safety ...

Roadwork. Clean drains. Trim, mow etc all the way village limits ...

Some kind of trash option (pay per use) ...

You should have a yearly trash pick up so you don't have so much garbage laying in people yards like we had before ...

From the list below, what are factors that inform your decision of living, visiting or doing business in the Village? (Select all that apply). 147 ⓘ



From the list below, what are factors that inform your decision of living, visiting or doing business in the Village? (Select all that apply): Other (please specify)

13 ⓘ

Walkability needs to take priority. Safety for pedestrians and bikers should be looked at ...

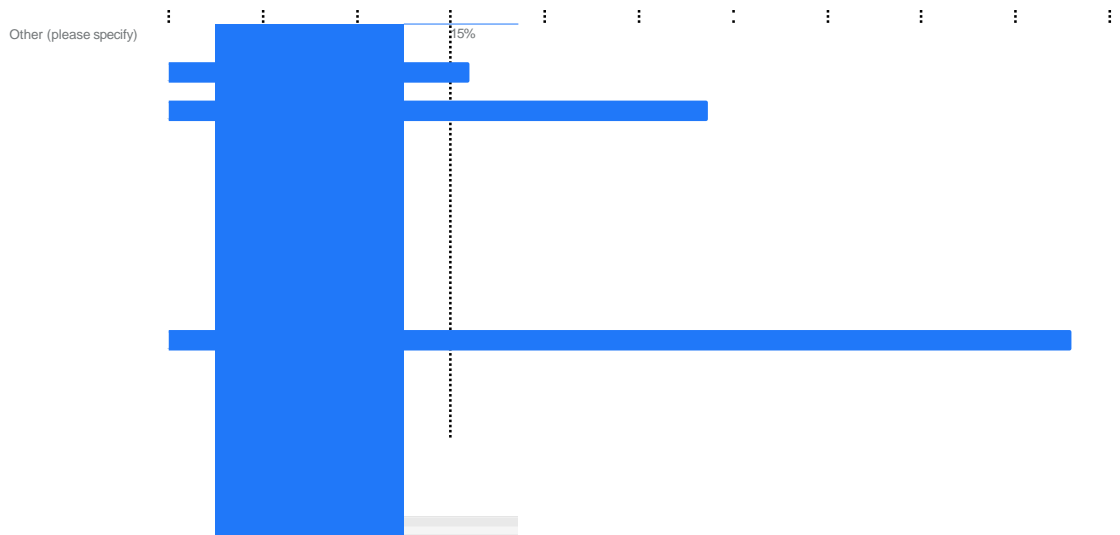
North street trail ...

This was our vacation destination for 8 years. We loved it and the people so much we decided to make it our permanent retirement home. ...

Valuing the environment / sustainable programs (example: composting program, restaurants that are encouraged to use local ingredients and compostable take out materials) ...

My wife is from here. ...

What are the priorities that you think the Master Plan should focus on? 150 ⓘ



What are the priorities that you think the Master Plan should focus on?: Other (please specify) 22 ⓘ

In addition to clean up of blight, Central Lake needs more restaurant options downtown and I don't understand why the Open Window night is on a week night--it would be more fun if it was a Saturday event.

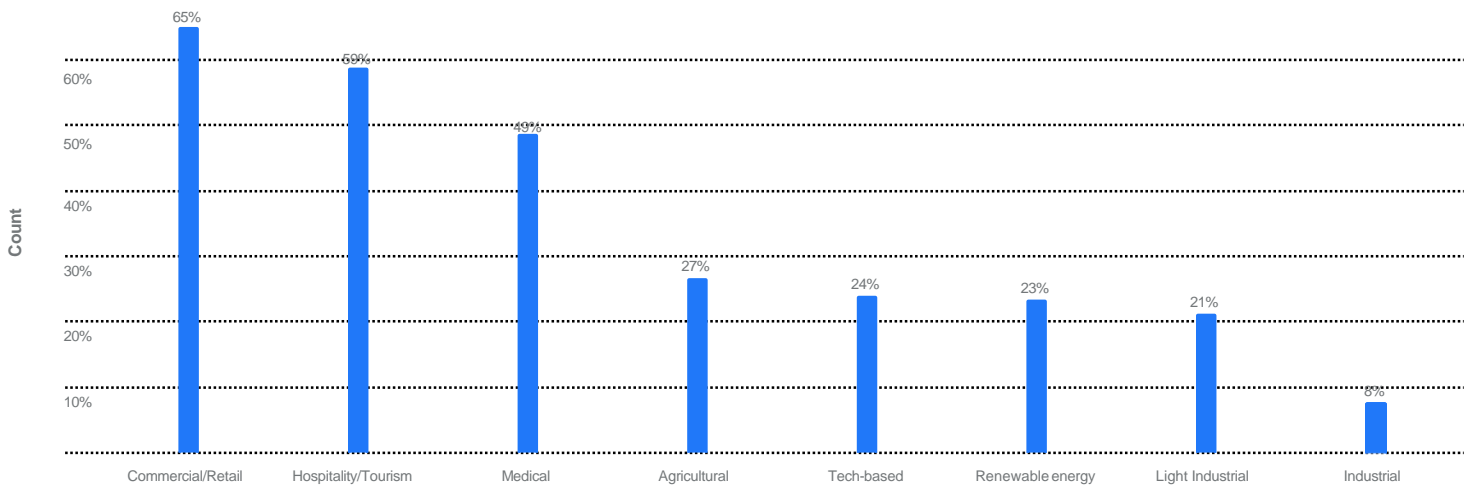
Non-motorized connectivity should be the highest priority.

End "Master Plan" give us back tax money.

Jobs

Walking trails/biking trails would be nice. Bikes need to have a place other than the roads to bike on. And Thurston Park is way too swampy/marshy. You cannot play or walk on the grass.

Please select the top 3 economic sectors you feel should be the highest priority for the Village in the future. 146 ⓘ

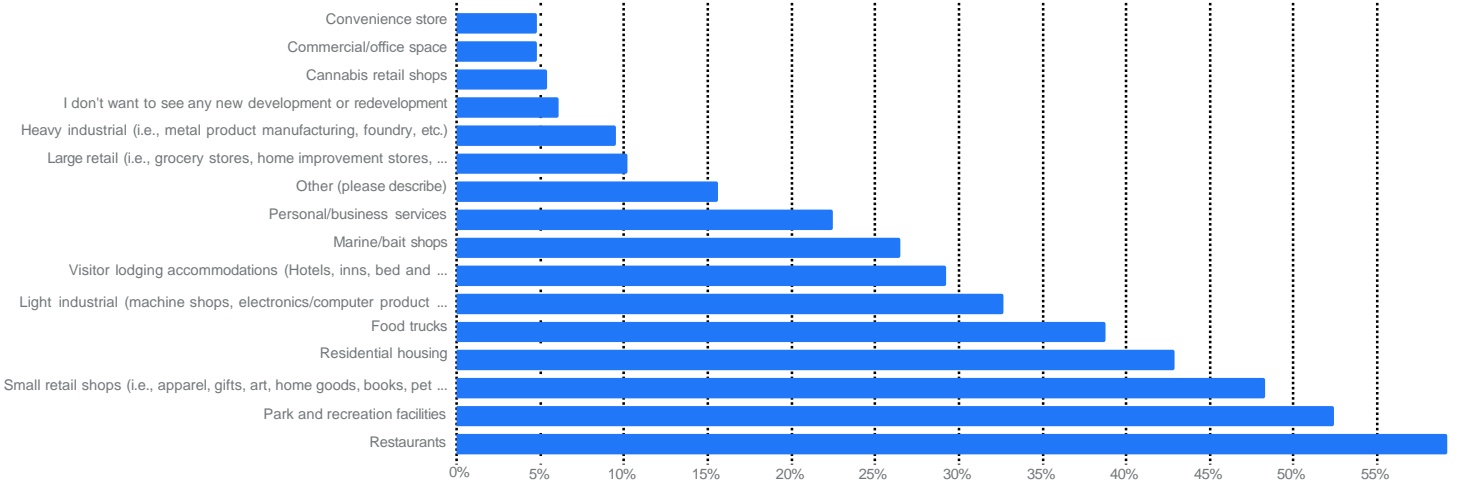


Should the Village of Central Lake have more development in the coming years? 148 ⓘ



■ Yes ■ Unsure ■ No

What types of new development or redevelopment would you like to see in the Village? Check as many as you wish. 147 ⓘ



What types of new development or redevelopment would you like to see in the Village? Check as many as you wish.: Other (please describe) 23 ⓘ

Indicated in a previous response. ...

We need more restaurants and bars for locals and tourism!!!! ...

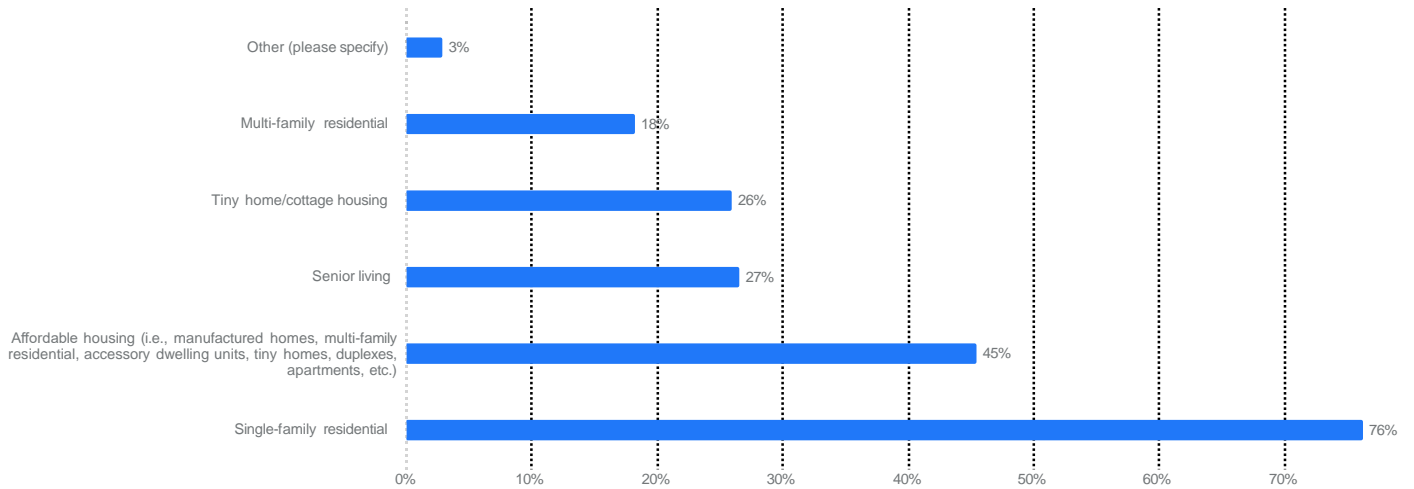
A doctor. ...

No more Dollar General type businesses ...

Cannabis retail shops can help provide safety- lots of places around the country place a tax on cannabis to pay for police/fire/EMS ...

Medical services ...

What types of housing do you feel should be the highest priority for the Village? (Pick no more than 3) 143 ⓘ



What types of housing do you feel should be the highest priority for the Village? (Pick no more than 3): Other (please specify) 4 ⓘ

Duplexes

Maintain homes currently built

We need homes working people can actually afford!

What we have via way of apartments and hotels or AirBNB needs to be maintained properly before we add more.

No more results to show

What is the single most pressing transportation issue within the Village? 130 ⓘ



■ Improve condition of roadways
 ■ Build and/or maintain sidewalks
 ■ Congestion
 ■ Lack of transit
 ■ Bicycle/pedestrian access and safety
 ■ Other (please specify)

What is the single most pressing transportation issue within the Village?: Other (please specify) 13 ⓘ

- Blight ⋮

- People drive way too fast through town. ⋮

- N/A ⋮

- No transportation issues ⋮

- Side streets need work, too many bicycles, and eateries taking up sidewalk space. No place to walk, and driving is difficult due to bikes or walkers at times. ⋮

- Follow nearby community examples for a fresh look ⋮

Please provide any additional comments regarding future Village land use and development in the space provided below. 49 ⓘ

- The town has never looked worse. Worn down. No flower baskets hanging. No green space. No trees. Nothing attractive in town. Plant some trees. Get rid of blight. Mow lawns. Water lawns. Appearance matters ⋮

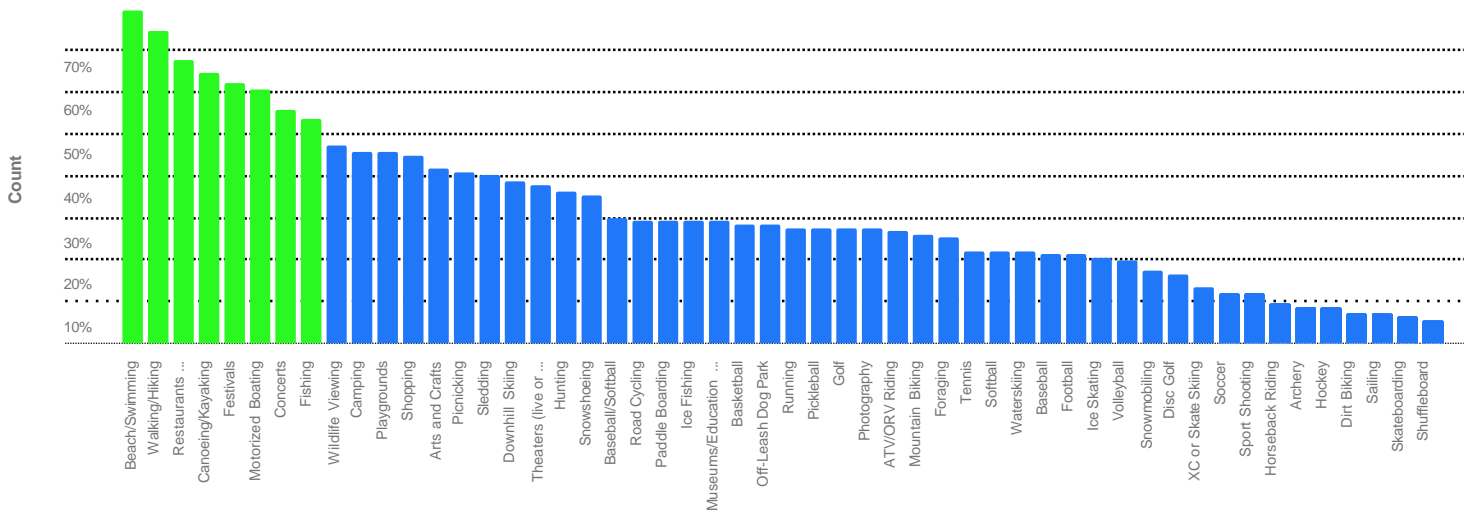
- N/A ⋮

- Affordable condos like across from Hardware.. ⋮

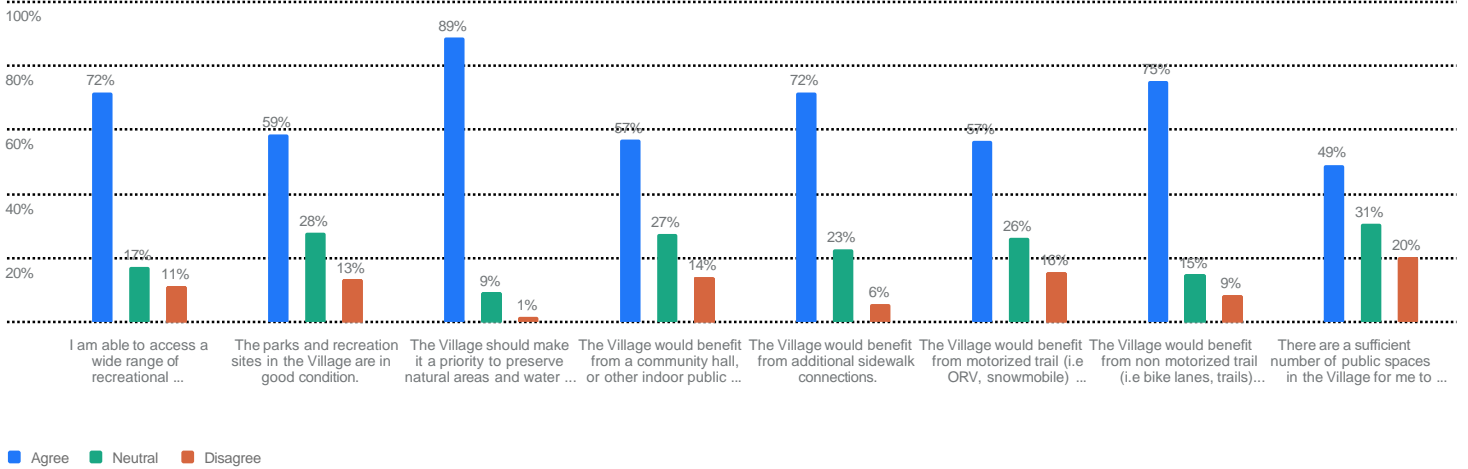
- Niche shops/businesses that will bring in revenue and tourism ⋮

- I would love to see more weekend events that bring residents and visitors downtown to shop, eat and drink. ⋮

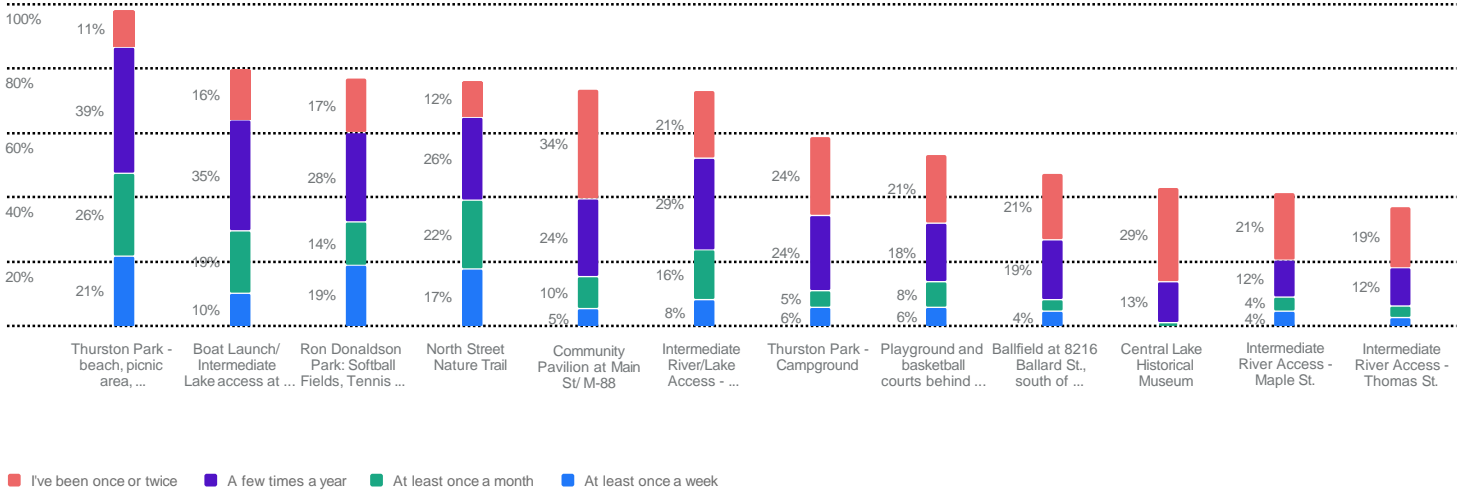
What recreation and leisure activities do you and members of your household enjoy? 127 ⓘ



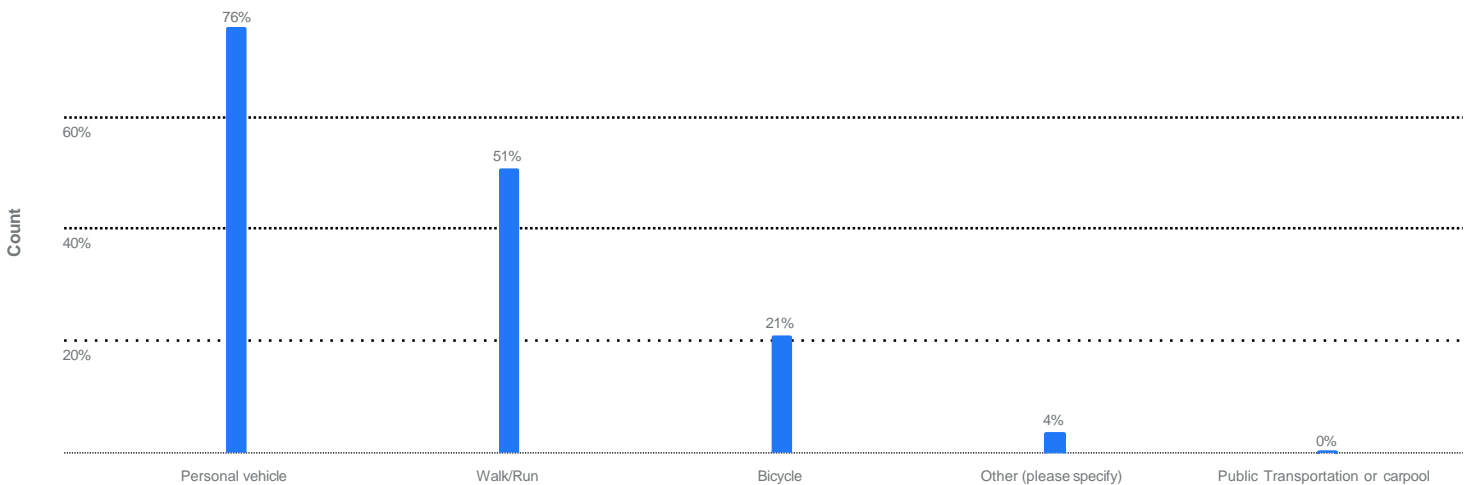
Recreation (Agree/Disagree) 143 ⓘ



How often do you use the following public recreation and leisure facilities in the Village? 141 ⓘ



How do you usually access recreation sites in the Village? 138 ⓘ



What types of barriers prevent you from participating in recreation within the Village? 132 ⓘ



- There are no barriers preventing me from participating in recreation within the Village
- Lack of park/recreation features I'm interested in
- Other (please specify)
- Lack of parking at recreation site(s)
- Safety concerns
- Disability (accessibility barriers)
- Lack of transportation to recreation site(s)

How do you usually access recreation sites in the Village?: Other (please specify) 5 ⓘ

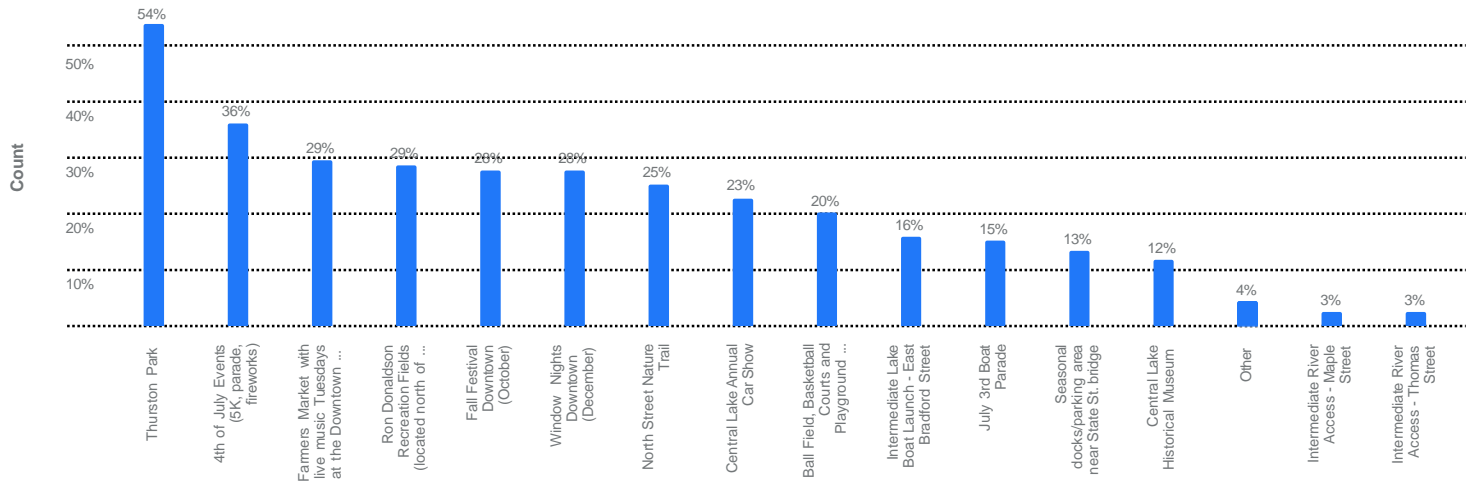
- Depend on others ...
- Golf cart ...
- ORV ...
- Utv ...
- Ranger ...

No more results to show

What types of barriers prevent you from participating in recreation within the Village?: Other (please specify) 16 ⓘ

- Would like to see more walking/biking trails!! ...
- Lack of biking access ...
- Work schedule ...
- Lack of clean public restrooms ...
- Not well maintained or too many people. ...
- Central Lake is boring. No new events and all seem alcohol related. Not many events that aren't sponsored or not involving alcohol. Very sad to my family. We would love wholesome ...

Do you want to see improvements to any of the current recreational facilities, attractions and events within the Village? (Select all that apply.) 119 ⓘ



What improvements do you want to see at Thurston Park? 51 ⓘ

- Water the grass. Plant more trees ...
- More parking ...
- Expand the walkway between the swim area and the campground to be near the water. ...
- Pavilion used for more concerts ...
- Better Landscaping, playground equipment ...
- Larger campsites ...

What improvements do you want to see at the seasonal docks/parking area near the State St. bridge? 13 ⓘ

- Better landscaping ...
- More ...
- Parking ...
- Bathrooms ...
- Better parking, dock maintenance ...
- Uodated ...

What improvements do you want to see at the E. Bradford St. boat launch on Intermediate Lake? 14 ⓘ

More parking area

...

Better parking

...

Update

...

Additional Parking the overflow parking at the top of the hill now says for campground use

...

Fixing of ramp

...

Cleaner, bathrooms

...

What improvements do you want to see at the Intermediate River Access - Thomas Street? 3 ⓘ

Usability

...

Launch

...

Bathrooms

...

No more results to show

What improvements do you want to see at the North Street Nature Trail? 24 ⓘ

Expand North Street Trail

...

Would like to see it expand.

...

Make it bigger

...

Better signage

...

More trails, longer trails

...

Make larger

...

What improvements do you want to see at the Ron Donaldson Recreation Fields (located north of the Middle/High School)? 28 ⓘ

Water the grass

...

Better maintenance, update fencing, lighting

...

New tennis nets properly installed with adjustable straps for pickleball height

...

Better maintenance

...

New score board, new dirt, better benches, better bathrooms, extended field, and new dugouts

...

There is much updating needed

...

What improvements do you want to see at the Ball Field, Basketball Courts and Playground (located near the Elementary School)? 20 ⓘ

Updated, better maintained

...

Better maintenance, more equipment for kids

...

New hoops better parking area not a grass field wider driveway for buses

...

Bathrooms

...

Upkeep maintenance and new nets for the hoops. Maybe some repainting.

...

Replace playset add picnic tables

...

What improvements do you want to see at the Central Lake Historical Museum? 12 ⓘ

Needs siding.

...

This is a gem that few people know about. We need a full time person to maintain and add to the collection and to staff it—provide historical talks to the schools, open for field trips and educational purposes

...

Needs to be financed by the village

...

Clearer indication that the community supports it by there being more active volunteers.

...

Better hours, more information

...

What improvements do you want to see at the Farmers Market with Live Music Tuesdays at Downtown Pavilion (June-Oct)? 22 ⓘ

Water fountains

...

Food truck

...

Central Lake

...

More vendors and variety

...

Better advertising

...

Increased number of vendors

...

What improvements do you want to see at the Central Lake Annual Car Show? 18 ⓘ

A schedule.

...

Havecagain

...

This is an amazing event. CL should grow it into something bigger

...

Larger

...

Better organization and better advertised

...

Food vendors & options vendors, craft or flea market/bazaar,

...

What improvements do you want to see at the July 3rd Boat Parade? 11 ⓘ

Make a new theme each year

...

Great job...

...

More communication to all about the events

...

More boats

...

Later in evening, larger run for better observation

...

More community involvement

...

What improvements do you want to see at the 4th of July Events (5K, parade, fireworks)? 28 ⓘ

Great job..

...

More activities at Thurston Park. Maybe a beer tent with entertainment.

...

Maybe some rides and carnival snack trucks

...

More events

...

Better fireworks

...

Better organized, more family friendly events, no booze, better advertised

...

What improvements do you want to see at the Fall Festival Downtown (October)? 21 ⓘ

???

...

I didn't realize there was a Fall Festival in CL.

...

Do we have one?

...

Publicity, never heard anything about it

...

Maybe a carnival type event

...

More3vents

...

What improvements do you want to see at the Window Night Downtown (Dec.)? 23 ⓘ

Move to the weekend!

...

Please please please put it on Saturday night! (Avoid school basketball night)

...

???

...

Move it to a Saturday

...

Aren't these on a weeknight? I'd rather go on a weekend, maybe get a little daylight in, and eat/drink downtown.

...

It would be nice if it was on a Saturday so more people could attend.

...

What improvements do you want to see at the Intermediate River Access - Maple Street? 3 ⓘ

Signage& Usability ...

Na ...

A sign? I didn't even know there was a park here ...

No more results to show

What other improvements do you want to see? (Please list where and what kind of improvements) 4 ⓘ

None. I think they all work well ...

Need to coordinate, cooperate, and work with the schools to expand, enhance and work together to offer more opportunities for all of Central Lake ...

Stop using booze and music to draw in people for family events. Instead make them family focused. It seems all our family events are really adult events due to alcohol. And free events would be nice. ...

Allow cannabis events and other cannabis related license types as they become available. It doesn't need to be another store, but instead other cannabis businesses that can bring other options to the consumers and business entrepreneurs. ...

No more results to show

What other parks and recreation sites do you use outside of the Village? 66 ⓘ

Glacier Hills ...

Glacial Hills ...

Glacial Hills ...

Glacial hills ...

Shanty Creek, Boyne Mountain, Glacial Hills ...

Maplehurst, Barnes Park, Public Beach at Elk Rapids. ...

What recreation and leisure activities do you and members of your household enjoy? 158 ⓘ

Select a text source from the sidebar options

What new or additional recreational/leisure opportunities would you like to see within or adjoining the Village? ⓘ

Not sure

...

More restaurants and bars!

...

Pump track for biking, disc golf!! You could bring in a lot of tourists if you created a disc golf course near town/in town

...

Enlarge North street trail

...

Pickleball Courts/League

...

Pickle ball courts and leagues

...

What types of funding would you support for recreation improvements in the Village? 120 ⓘ



■ Grant funding ■ Village general fund ■ Millage ■ Community endowment ■ User fees ■ Other

What types of funding would you support for recreation improvements in the Village?: Other 4 ⓘ

Lower taxes, and don't do anything. ...

I feel we pay enough in taxes and the money is not properly utilized. Figure out the budget before you consider raising taxes. I would not be for paying a fee or a millage because I think money exists to do these projects if money was spent wisely for the most part. ...

Central Lake Township should contribute ...

fundraising ...

No more results to show

Please provide any additional comments in the space below regarding parks and recreation in the Village. 18 ⓘ

A bike trail from Central Lake to Bellaire would be nice. ...

Non motorized trail from CL to Bellaire ...

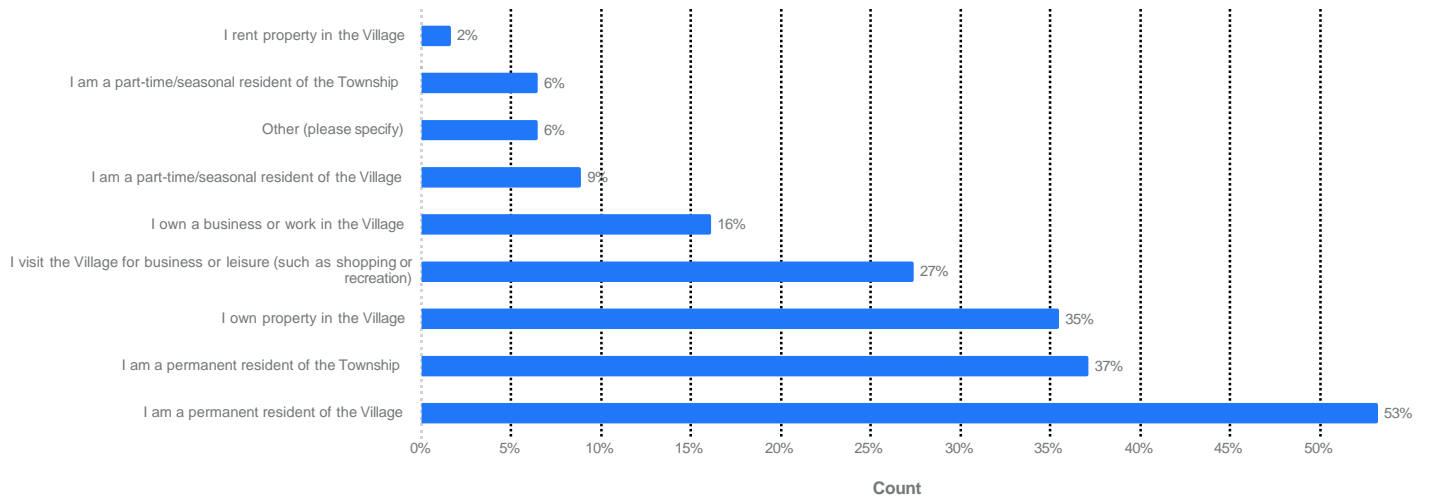
You need biking/walking trails and a connector trail between Bellaire and Central Lake for biking/walking/running ...

Buy the vacant land around North street trail and make larger ...

This is our identity as a community. It must be maintained and improved, period. ...

Need to make it a priority ...

How are you associated with the Village of Central Lake and Central Lake Township? Check all that apply. 124 ⓘ



How are you associated with the Village of Central Lake and Central Lake Township? Check all that apply.: Other (please specify) 8 ⓘ

We visit close friends yearly ...

I own property in the township. We will be living full time in the next few months ...

Lifelong resident of Central Lake until moved to Eastport. On CL 3-4x per week. ...

Work in central lake ...

TLT ...

I live in torch lake township but have a central lake mailing address. my children attend CLPS. we are full time residents and own our home. ...

If you are not a permanent resident of the Village, where are you a permanent resident? 39 ⓘ

Clarkston mi ...

Metro Detroit ...

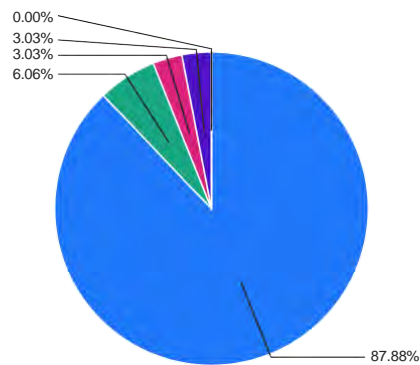
Township 6 - 7 months ...

Washington, DC ...

Oakland county ...

Clarkston (split time) ...

What type of home do you live in within the Village? 66 ⓘ



■ Single-family
 ■ Condominium
 ■ Other
 ■ Apartment
 ■ Duplex

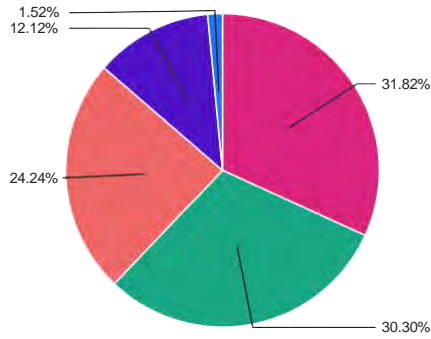
What type of home do you live in within the Village?: Other 2 ⓘ

Mixed use

mobile home

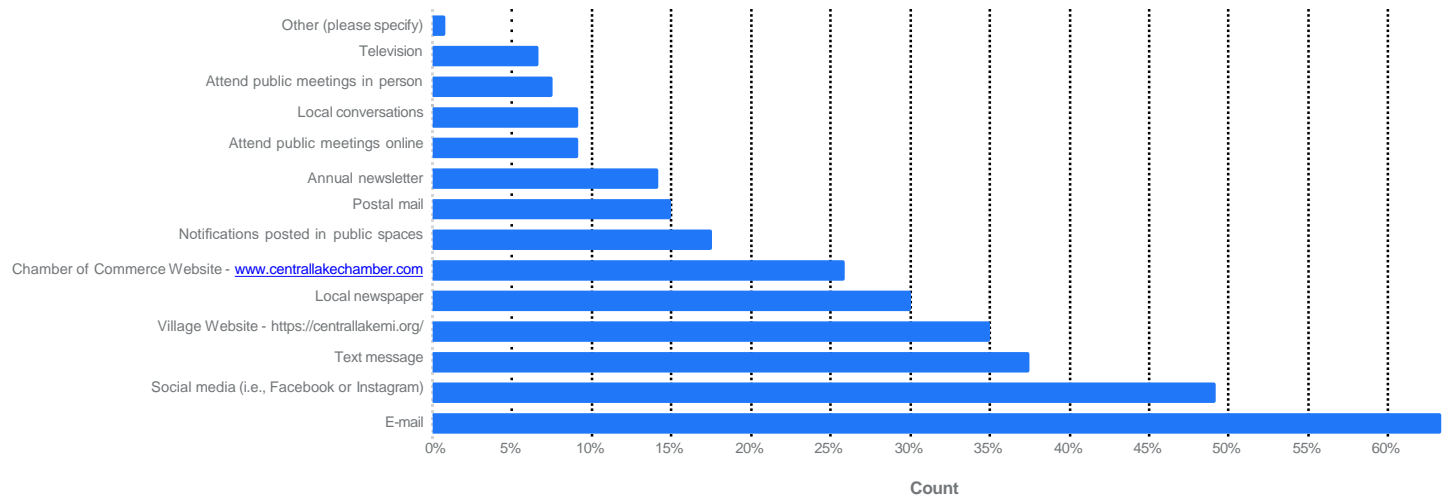
No more results to show

How long have you lived in the Village? 66 ⓘ



More than 20 years 1 - 5 years 11 - 20 years 6 - 10 years Less than 1 year

How would you prefer to get your information about news and events in the Village of Central Lake? Select all that apply. 120 ⓘ

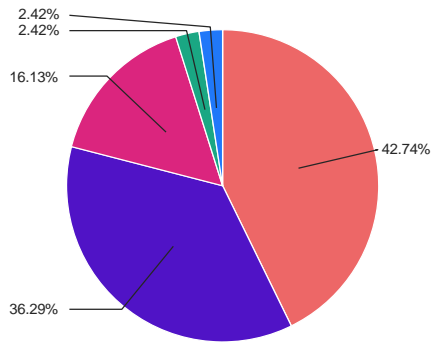


How would you prefer to get your information about news and events in the Village of Central Lake? Select all that apply.: Other (please specify) 1 ⓘ

Public meeting would be ok if we know about them, and they are on any day other than Sunday or Wednesday

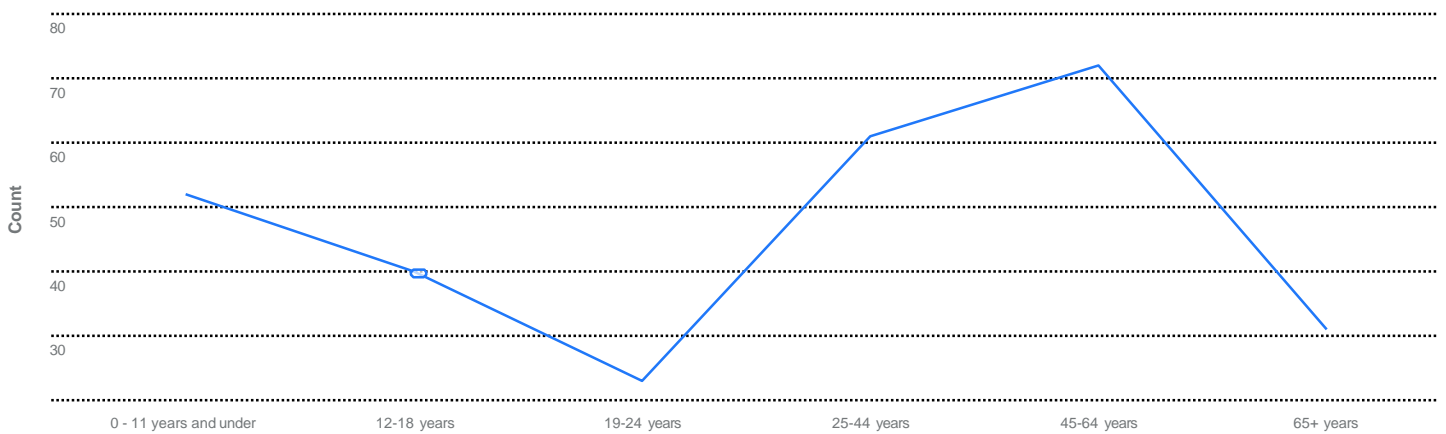
No more results to show

What is your age? ⓘ



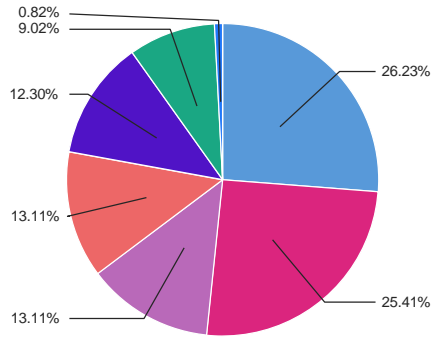
45-64 25-44 65+ 18-24 Under 18

Please indicate how many of your household members fall into the following age groups. 123 ⓘ



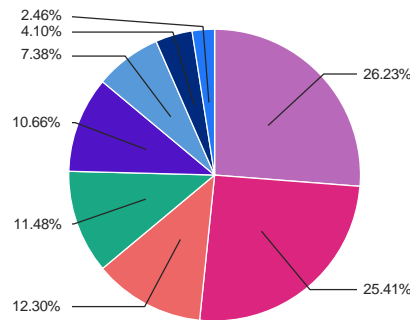
Please indicate how many of your household members fall into the following..

What is your annual gross household income? 122 ⓘ



■ \$100,000 or more
 ■ \$75,000 to \$99,999
 ■ Prefer not to answer
 ■ \$50,000 to \$74,999
 ■ \$35,000 to \$49,999
 ■ \$20,000 to \$34,999
 ■ Less than \$20,000

What is the highest grade of school or year of college you have completed? 122 ⓘ



■ Graduate or professional degree
 ■ Bachelor's degree
 ■ Associate's degree (2 year) or specialized technical training
 ■ High school diploma (including GED)
 ■ Some college
 ■ Some graduate training
 ■ Prefer not to answer
 ■ Less than high school (Grade 11 or less)

Please enter your contact information if you would like to receive a digital copy of the drafted Mas 158 ⓘ

Name	Email Address
Shari Farmer	sfarmer@data-us.com
N/A	N/A
N/A	N/A
N/A	N/A
Betty Burnett	bettyburnett122@gmail.com
Shana Mills	shana.mills@gmail.com
N/A	N/A
Kelli Horst	kellihorst@gmail.com
N/A	N/A
Brian Graff	graftb@msu.edu

**Notes from Public Input session at Village of Central Lake Farmer's Market
North St. Pavilion
5-8 pm, Tuesday, June 28, 2022**

Obtained qualitative feedback from

- 10 full-time Village residents
- 3 residents that live in Antrim County (Forest Home Twp., Alden, Central Lake Twp.), but utilize the Village for business/services
- 2 part-time Village residents
- 3 out-of-state visitors

BUSINESS DISTRICT:

- Former East Jordan Family Health Center building at 7960 E. State St. has been vacant since it closed in 2016. It is a federally-funded facility. Would like to have some kind of health-care related business move in, such as a dentist, physical therapy, aesthetics, or health care for elderly residents. It is a very small building; no parking lot. Possible dual use with another tenant? Previously unsuccessful in getting a doctor to move into town.
- Fill other vacant buildings, such as the one at 2487 N Main St (former gas station). Possible restaurant that would fit in with the established Social District?
- More restaurants – more consistent staffing/hours open for business
- A designated parking lot close to the North St. Pavilion for patrons
- Businesses should stay open longer; have more consistent hours. A Forest Home Township resident would like to shop locally in Central Lake, instead of going to Elk Rapids. For example, she can't buy a paint brush at the hardware store because they are closed on Sunday; the pharmacy also has limited hours.
- Coordinate the night of the Farmers Market with other local restaurants, shops, food trucks, the library, etc. to make it a weekly event where people can enjoy the downtown ambiance and businesses. Tough when one week of the Farmer's Market, one restaurant was open, and the next week, it's not. Pool resources amongst the business district and provide a consistent experience! Things to do for kids, families, etc.
- Create a "one-stop shop" (website?) for information on all events and meetings, and hours of operation for businesses in the Village. Publicity of events is currently scattered through methods on various media – sometimes FB posts, emails, Chamber of Commerce schedule of events, etc. – and opportunities are missed to communicate with residents/visitors. Perhaps there should be a paid, part-time position created that maybe the Village and the Township share in the cost for – to be responsible for updating all events/marketing/ Village website information (currently very lacking).
- Difficult to get new entrepreneurs to move in because there is no office/commercial space for them to rent! But there are vacant buildings that could be utilized.

RECREATION:

- Develop a universally-accessible access ramp from the parking area on the Main St. bridge down to the floating docks on Intermediate Lake.
- Develop a universally-accessible trail loop throughout the Village that connects to the North St. trail. A private property owner, Chad Pletcher, would like to have the trail go through the vacant property he owns. He has business ideas to utilize his property for outdoor special events, a disc golf course, and/or community garden plots.
- More sand at the beach in Thurston Park!
- Provide lots of benches with shade at Thurston Park. (under trees or install shade sails)
- One long-time resident remembers when a bridge was constructed across the Intermediate River to connect Maple St. and Thomas St., and would like to reconstruct this for pedestrian use to connect one side of town to another. (This bridge was a temporary bridge created in the 1970's for vehicle access across town when the State St. bridge was being reconstructed.)
- Question about a proposed future boat launch on Hanley Lake – location?
- + Enjoy the hiking trails in the area (i.e., Glacial Hills)
- + Playground at Thurston Park
- + North St. Nature Trail (some not aware of it)
- + Nice town, quaint, friendly town, easy to park
- + North St. Pavilion is lovely new facility for Farm Mkt, community events









HOUSING:

- Concern with blighted residential properties, primarily in the south part of the Village.











PUBLIC SERVICES:

- Have public meeting times at 6 pm or later – to accommodate those who have to get home from work.
- Rotate in new community members for committees/boards. The same people serving on multiple boards = burn-out. Plus, new people = new ideas and perspectives.















Dot Exercise Results from July 21, 2022 Public Input Session







Parks and Rec Feature		Green Dots	Red Dots	Parks and Rec Feature		Green Dots	Red Dots
Movie in the park		4		Single outdoor park RR Bldg	 <small>https://greenflushrestrooms.com/what-you-need-to-know-before-you-plan-for-your-park-restroom/</small>	2	
Putt-putt golf course		4		New ADA accessible playground		2	
Community gardens	 <small>https://www.gardensuccess.com/pr-projects-and-programs/</small>	3		Picturesque residences along lake shoreline		2	
Paved trail, rural setting	 	3		Accessible kayak launch		2	1

Dot Exercise Results from July 21, 2022 Public Input Session

Parks and Rec Feature	Green Dots	Red Dots	Parks and Rec Feature	Green Dots	Red Dots
Community Center/Senior Center 	3		Two-track backing up to lake (rural boat launch) 	2	
Dog park 	2		Splash pad 	2	
Pontoon boat on calm lake, not crowded 	1		Food trucks 	1	1
Kayak group 	1		Porta-Potty 		3
Carnival rides 	1		Torch Lake Sandbar 4th of July Party 		3












Dot Exercise Results from July 21, 2022 Public Input Session

Downtown Village		Green Dots	Red Dots	Downtown Village		Green Dots	Red Dots
Bike lanes/Sharrows		5		Well-lit alleyways; decorative planters along side of building		2	
Pedestrian plaza/street corridor closed for evening community event; overhead string lights		4		Primary Care medical center (new build)		2	
3-story mixed use historic building	 <small>https://www.brownstoner.com/real-estate-market/mixed-use-property-definition-advantages-disadvantages-guide/</small>	3		Green lawn setback in front of newer municipal building		1	
Countryside motel	 <small>https://id.babelio.com/stock-images/hotels/1224679/44390247_897111044a2a1180e16aee14bb56e699a5a68f826802140401873564514a3aa6a6e8d8e1</small>	3		Arcade		1	
Art mural on community building	 <small>https://www.traversecity.com/blog/post/works-of-art-downtown-traverse-citysmurals/</small>	2		Movie theater		1	
Benches, trees, lights, trash cans in median/brick crosswalk on divided boulevard		2		Small town shops		1	
Streetscape - trees, benches, outdoor eating area, lighting	 <small>https://www.visittraversecity.com/wp-content/uploads/2021/03/benches-outside-of-the-street-shops-in-Traverse-City-08-Joe-Lee-Salmon.jpg</small>	2		Sidewalk disconnect to curb ramp			2


Downtown Village		Green Dots	Red Dots	Downtown Village		Green Dots	Red Dots
Bike racks	 <p>https://kaypark.com/wp-content/uploads/2018/04/625GIG.jpg</p>	2		Crumbling sidewalk with overgrown side vegetation			2
Coffee shop with outdoor seating	 <p>https://i149785820.v2.pressablecdn.com/wp-content/uploads/2020/04/coffee-shops-downtown-raleigh-1.jpg</p>	2		Mostly empty asphalt parking lot next to a chain restaurant			2
Public bathroom building (M & W sides) with art mural on exterior	 <p>https://images.imagisterra.com/59517386fca411029f33ba2-public-bathroom-960x4.jpg?from=img&w=600&h=400</p>	2		Brick pavers & picnic tables - designated picnic area		2	

Dot Exercise Results from July 21, 2022 Public Input Session

	Housing Types	Green Dots	Red Dots		Housing Types	Green Dots	Red Dots
Affordable duplex/condo	 <p>https://communityhousingnetwork.org/erin-park/</p>	2		Conversion of an older home to a multi-family duplex		2	
3-story traditional-style buildings - mixed use		2		Modern townshomes/condos		2	
"McMansion" single family home		2		Mixed use downtown 2-3 story re-use of old building with unique shops		1	
Cottage development with front porches facing each other; green spaces and pathways in a common area	 <p>https://missingmiddlehousing.com/types/cottage-court/</p>	2		Cul-de-sac and dense s.f., high-end homes		1	
Court-style, affordable modular homes		1		Wood and corrugated steel exterior tiny house	 <p>https://thetinylife.com/michigan-tiny-house-builders/</p>	1	
2-story condos - dense	 <p>https://www.rocketmortgage.com/learn/lost-to-build-a-condo/</p>	1		Cottage court modular ranch housing		1	
S.F. ranch home		1		Small lot, medium to large s.f. development with trails/sidewalks		1	

Housing Types		Green Dots	Red Dots	Housing Types		Green Dots	Red Dots
Traditional colonial S.F. on a large lot		1		Duplex that looks like one large home		1	
S.F. homes on small lots with front gardens		1		Tudor-style condos/townhomes		1	
1.5 story tiny home		1		Large 4-story condo development		1	1
Traditional mobile home			2	Mobile homes with landscaping and accessible entry ramps			2
Free-standing solar panel in side yard			1	Junk/RV/overgrown vegetation in front of a home			2
Overgrown yard			1				

Dot Exercise Results from July 21, 2022 Public Input Session

Signage		Green Dots	Red Dots	Signage		Green Dots	Red Dots
Wayfinding signage downtown - directory		2		Party store with various signage/inflatable on roof			3
Wayfinding signage downtown - key destinations		2		Standard McDonalds signs - tall and ground			3
Condensed brick and mortar ground signs for 3 businesses		2		Temporary yard signs for business; ads stapled to utility pole			2
Speedway - electronic, ground sign		1		Old, tall & unused commercial sign in a vacant parking lot			2
Electronic bank sign		1		Ad signs on backs of benches			2
Standardized trail wayfinding signs		1		Laminated misc. signs stuck on sides of a utility pole			1
Condensed size office/retail ground sign		1		KFC restaurant/sign			1
Flip letterboard, non-permanent sign		1		Mobile sign for business with electronic board and letterboard			1
Electronic village sign with messaging		1					