

Village of Central Lake

2023 Master Plan & 5-Year Recreation Plan



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Acknowledgments

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Introduction

What is a Master Plan?

The Village of Central Lake is authorized to prepare and update a Master Plan by the Michigan Planning Enabling Act (PA 33 of 2008). It enables municipalities to write a Master Plan that broadly guides development to meet current and future needs and promotes the health, safety, and general welfare of its residents. Sometimes it is referred to as the Comprehensive Plan. Creating and updating a Master Plan asks a community to look at their current village and where they would like to be in the future. As a policy document that comprehensively inventories and analyzes the elements that makes a village unique, it is essential to include as many stakeholders into the process as possible. Through community engagement, the Master Plan identifies key challenges the residents face, but focuses on finding a shared vision and goals that could help achieve that vision. Regular updates to these plans are imperative.

What is a 5-Year Recreation Plan?

The purpose of a 5-Year Recreation Plan is to provide the Village of Central Lake with guidelines to evaluate and plan the recreation opportunities and needs of its community. This Recreation Plan is required by the MDNR Grants Management Division to be eligible for recreation-related grants.





Chapter 1

Community Profile

Location and Regional Context

The Village of Central Lake (hereby referred to as “the Village”) is located within the geographic boundaries of Central Lake Township in northwest Antrim County. Antrim County is located in the northwest region of Michigan’s Lower Peninsula. The Village of Central Lake comprises 1.2 square miles of land as compared to 27.6 square miles for Central Lake Township and 476.9 square miles for Antrim County. Geographically, the Village is located wholly within one government survey township (Township 31 North, Range 8 West). The greatest distance from the northern boundary to the southern boundary is approximately one and one quarter miles and the distance from east to west distance is slightly greater than one mile at the widest part of the Village.

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

The Village of Central Lake is approximately eight (8) miles northwest of the Village of Bellaire, the county seat. Figure 1-1 illustrates the Village’s location within the county and region.

Historical Context

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

ground and Central Lake was one of the camp areas that flourished enough to become a village. The Village of Central Lake was incorporated as a village in 1889. A number of historic homes dating back to the lumber era are still found in the village.

The following historical descriptions of the Village were provided by the Central Lake Centurion:







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

In addition to timber and farming related activities, businesses in the Central Lake area in the late 1800s and early 1900s included a barrel stave mill, a brick plant, several sawmills, a cigar- smoking “salon,” and an ice storage unit, which stored ice cut from Intermediate Lake in sawdust for use in ice boxes all over the state. In the early 1900s canning factories were built in both Central Lake and nearby Ellsworth, providing employment to many residents of the area and a steady income to local farmers. Central Lake was served by the Chesapeake & Ohio Railroad until 1982.”

Figure 1-1: Village Location



Legend

-  Village of Central Lake
-  Villages
-  Counties
-  Highways
-  Water Bodies
-  Townships



The History of Planning and Zoning in the Village of Central Lake

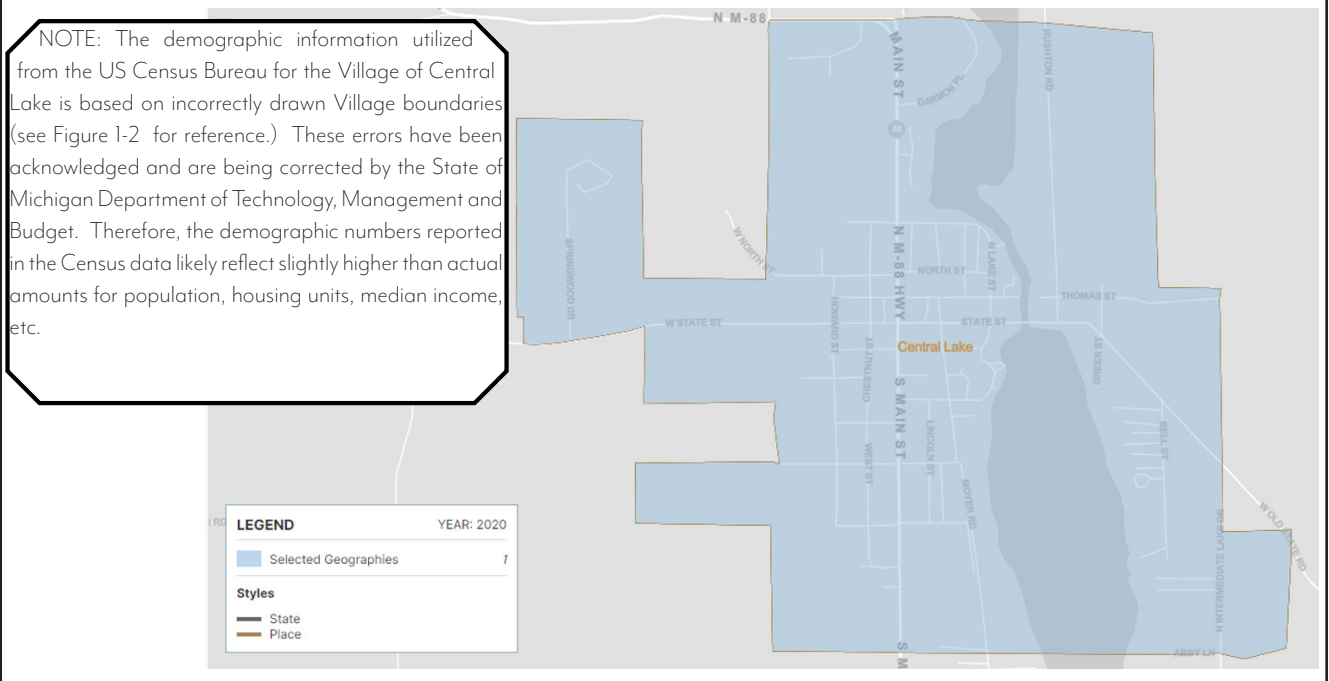
In 2002, the Village Council re-established a Planning Commission which then started work on an initial Master Plan for the Village of Central Lake. In 2004, the Village of Central Lake Planning Commission and Village Council both adopted a Village Master Plan to serve as the legal foundation for a Village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

In February 2013, the Village completed an update of the Master Plan, which was prepared with assistance by M.C.. Planning and Design. That plan update also incorporated components of a 5-Year Recreation Plan, developed in accordance with the Michigan Department of Natural Resources recreation plan guidelines.

Since the adoption of the initial Master Plan, the state planning statutes have been revised, and the Michigan Planning Enabling Act 33 of 2008 requires that a community review the Master Plan every five years and update it if necessary.

In 2014, the Village created a Downtown Development Authority (DDA) with the adoption of a new ordinance, known as "Chapter 24 – Central Lake Downtown Development Plan", which was added to the Central Lake Village Code. Per Section 17 (2) of Public Act 197 of 1975, the DDA 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. The DDA encompasses approximately 27.4 acres of land and includes residential, commercial, and mixed-use properties, as shown in Figures 3-1, 8-1 and 8-2. A copy of the DDA ordinance is appended.

Figure 1-2: Incorrect Village Boundary

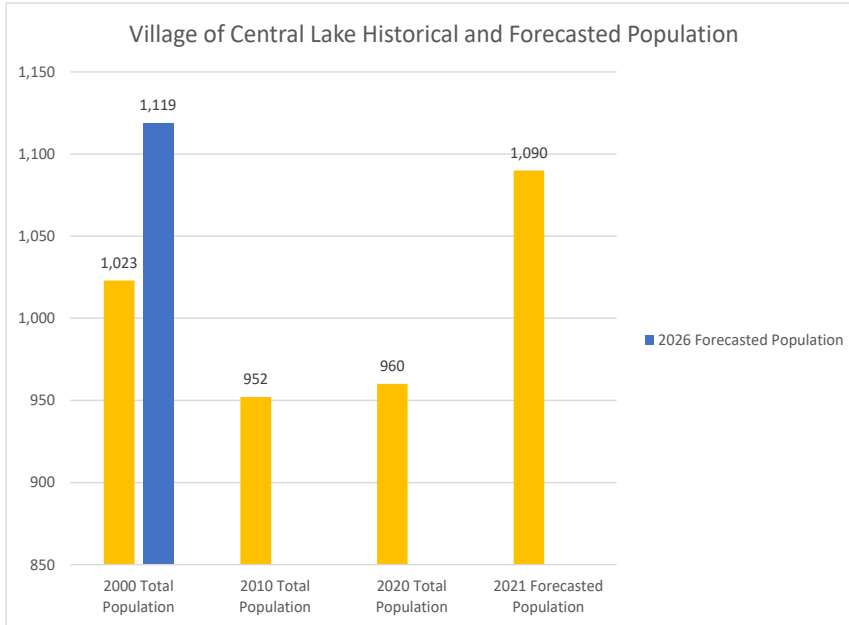


Population

Like many small communities in the region, the Village of Central Lake’s population has remained fairly stable with small incremental growth or decline over the past decades (Figure 1-3). In 2000, the total population was 1,023 persons, then declined to 952 persons in 2010. 2020, the population increased slightly to 960 persons. The projection for the Village’s 2026 population shows an increase to 1,122 persons.¹

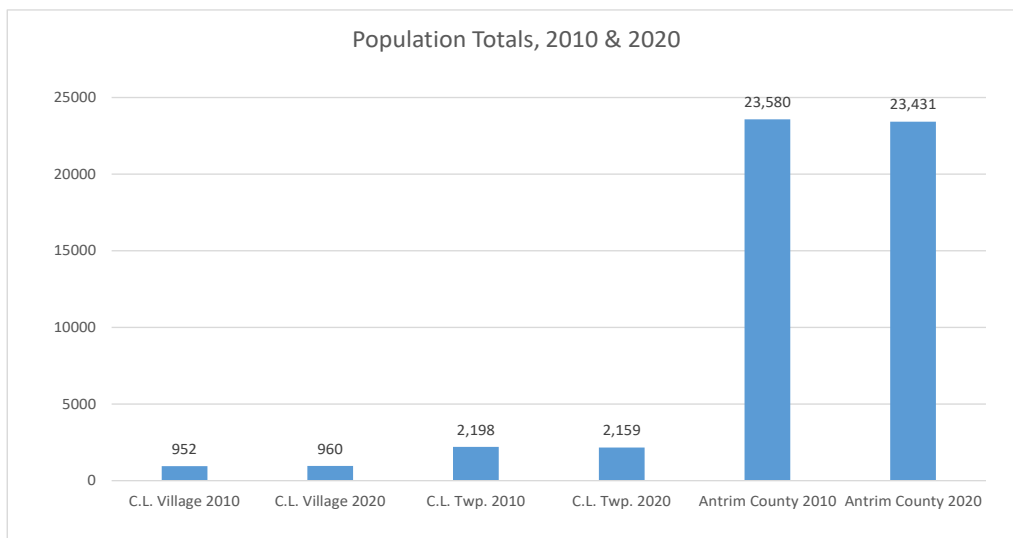
The surrounding Central Lake Township and Antrim County experienced slight declines in their populations from 2010 to 2020, as indicated in Figure 1-4. Note that the population count for Central Lake Township incorporates the population count for the Village of Central Lake.

Figure 1-3 :Village of Central Lake Historical and Forecasted Population



Source: U.S. Census Bureau 2010 and 2020 ACS 5-Year Estimates

Figure 1-4 : Comparative Population Totals



¹ Source: ESRI Community Profile utilizing U.S. Census Bureau, Census 2010 SFI. ESRI forecasts for 2021 converted Census 2000 data into 2010 geography. Also utilization of U.S. Census Bureau, 2020 Decennial Census Redistricting Data (PL 94-171).

In discussing the population for the Village of Central Lake, however, it is important to note that the figure presented for the 2020 population estimate does not reflect the estimated number of persons residing in the Village during the summer months. This situation can be seen throughout much of northern Michigan. The Census surveys do not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

The 2020 Decennial Census for the Village indicates that 127 of the 544 housing units, or 23.3%, in the Village are considered “vacant”. This can mean they were considered a seasonal use home, or were unoccupied or appeared to be abandoned at the time of the U.S. Census Bureau decennial survey form was completed.

Additionally, the [2022 Seasonal Population Study for Northwest Michigan](#), published by Networks Northwest, indicates that Antrim County experiences a 92 percent increase in population between the estimated minimum of 30,860 persons in March to 59,352 persons in July. The study accounts for the full-time population, part-time homeowner population, and those staying in overnight accommodations, such as hotels, campgrounds and short-term rentals.

Age Distribution

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

Table 1-1 compares the age distribution of Central Lake Village, Central Lake Township, and Antrim County. The greatest percentage, 30%, represents children under 18 years of age, followed by 15% in the age 65+ category and 13.3% in the age 45 to 54 category. Figure 1-5 shows that the median age of the Village, at 35.8 years, is estimated to be lower than the surrounding township (49.8 years) and county (51.6 years). In fact, it is lower than the State of Michigan’s median age estimate of 39.8 years in 2020. The trend throughout the State and regionally is a continued increase in the median age of the population.

Figure 1-5: Estimated Median Age

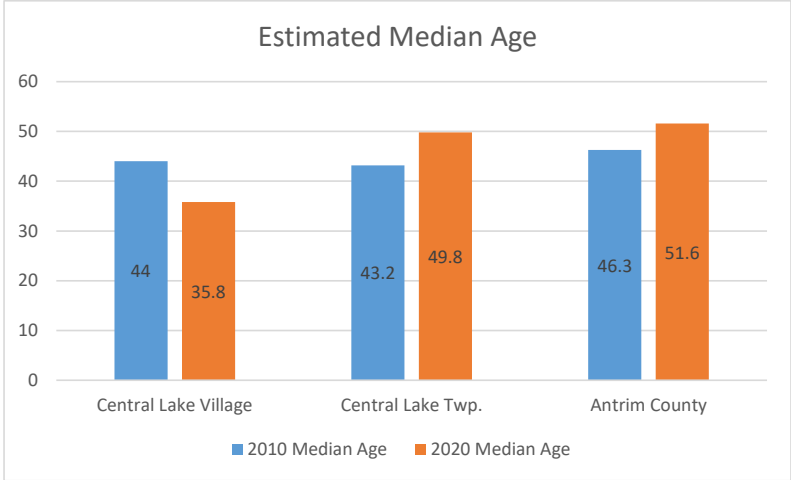


Table 1-1 : Estimated Age Distribution in 2020

Age Group Estimates ACS 2020	Village of Central Lake			Central Lake Township			Antrim County		
	Population	Pop. M.O.E.	Percent	Population	Pop. M.O.E.	Percent	Population	Pop. M.O.E.	Percent
Under 5	67	±32	6.7%	101	±39	4.7%	1,036	±72	4.4%
5 to 9	78	±42	7.8%	119	±44	5.5%	1,103	±104	4.7%
10 to 14	106	±79	10.6%	139	±77	6.5%	1,158	±107	5.0%
15 to 19	62	±29	6.2%	136	±59	6.3%	1,332	±70	5.7%
20 to 24	37	±22	3.7%	80	±39	3.7%	1,117	±37	4.8%
25 to 34	117	±54	11.7%	210	±70	9.8%	2,050	±48	8.8%
35 to 44	120	±59	12.0%	194	±72	9.0%	2,104	±43	9.0%
45 to 54	132	±51	13.3%	226	±67	10.5%	2,872	±40	12.3%
55 to 59	69	±32	6.9%	105	±40	4.9%	1,779	±184	7.6%
60 to 64	59	±25	5.9%	260	±55	12.1%	2,402	±168	10.3%
65 to 74	90	±30	9.0%	299	±56	13.9%	3,710	±45	15.9%
75 to 84	42	±21	4.2%	188	±63	8.8%	1,981	±91	8.5%
85+	17	±11	1.7%	89	±45	4.1%	657	±89	2.8%
Total population	996	±220		2,146	±272		23,301	*****	
Under 18 years	299	±118	30.0%	464	±134	21.6%	4,205	±42	18.0%
Over Age 65 Years	149	±40	15.0%	576	±96	26.8%	6,348	±48	27.2%
Median age (years)	35.8	±5.0		49.8	±6.7		51.6	±0.3	

Source: U.S. Bureau of the Census, 2020 American Community Survey 5-year Estimates

Notes:

M.O.E. = Margin of Error

***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Race and Hispanic or Latino Origin

The racial composition of the population for the Village of Central Lake is notably homogeneous. Of the 960 persons in the Village in 2020, with 90.2% identifying as white; 5% identifying as of two or more races; 2.8% as of Hispanic or Latino origin; and 1.4% as of American Indian/Alaska Native alone.

Table 1-2 : Race and Hispanic Origin

Race and Hispanic or Latino Origin	Count	Percentage
Total Population	960	100%
<i>Hispanic or Latino</i>	27	2.80%
<i>Not Hispanic or Latino:</i>	933	97.20%
Population of one race:	885	92.20%
White alone	866	90.20%
Black or African American alone	0	0.00%
American Indian and Alaska Native alone	13	1.40%
Asian alone	1	0.10%
Native Hawaiian and Other Pacific Islander alone	1	0.10%
Some Other Race alone	4	0.40%
Population of two or more races:	48	5.00%

Source: U.S. Census Bureau 2010 and 2020 Decennial Census Redistricting Data (PL 94-171)

Disability Status

Census data estimates for 2020 indicate that 20.8% of the population in the Village has one or more type of disability. The most common disability type is ambulatory difficulty, followed by cognitive difficulty and independent living difficulty. Hearing, vision and self-care difficulties are estimated to occur within 6% or less of the population. This information is important to take into consideration when creating or improving public facilities such as streetscapes (i.e., bold print signage, providing benches) or providing ADA/Universally Accessible parks and community facilities, for example.

Table 1-3: Disability Status

	Disability	Disability
Civilian noninstitutionalized population	207	20.8
With an ambulatory difficulty	104	11.2
With a cognitive difficulty	99	10.7
With an independent living difficulty	63	9
With a hearing difficulty	58	5.8
With a vision difficulty	40	4
With a self-care difficulty	27	2.9

Source: U.S. Bureau of the Census, 2020 American Community Survey 5-year Estimates

Households

There are an estimated 366 households in the Village, of which 212 are married-couple family households and 89 are non-family households (Table 1-4). The Census Bureau defines a family household as a person living with one or more persons related to them by birth, marriage or adoption; and a non-family household as a person living alone or with non relatives only. There are 49 family households headed by females, with no spouse present, and 16 family households headed by males, with no spouse present. The Village has an average household size of 2.69 persons.

An estimated 41.3% of households have children under 18 years of age living in the home. Households with people aged 60 and over comprise an estimated 37.2%.

The majority of the Village households live in 1-unit (single-family) structures, and an estimated 77.9% own their home.

Housing Stock and Property Values

An evaluation of the housing stock and property values can be very beneficial in determining community characteristics and housing needs. The ACS 2020 5-Year estimates for the Village indicate there are 528 housing units in the Village, of which 366 are occupied and 162 are vacant (Table 1-5).

The ACS 2020 5-Year estimates for the Village estimate that the primary composition of the housing stock is single-family detached units (84.7%), with the remainder an estimated 9.4% multi-family units and 5.9% mobile homes.

Housing tenure for the Village is primarily owner-occupied (77.9%), with renter-occupied housing comprising an estimated 22.1% of the remaining occupied housing units. Additionally, the majority of the housing stock (78%) is estimated to be over 40 years old.

Table 1-4: Village of Central Lake Household Characteristics

Village of Central Lake, 2020 ACS 5-Year Estimates	Total	Married-couple family HH	Male householder, no spouse present, family HH	Female householder, no spouse present, family HH	Non-family HH
HOUSEHOLDS					
Total households (HH)	366	212	16	49	89
Average household size	2.69	3.31	2.88	2.69	1.19
FAMILIES					
Total families	277	212	16	49	(X)
Average family size	3.09	3.29	2.31	2.47	(X)
AGE OF OWN CHILDREN					
HH with own children of the householder under 18 yrs.	142	119	10	13	(X)
Under 6 yrs. only	33.80%	38.70%	20.00%	0.00%	(X)
Under 6 yrs. and 6-17 yrs.	4.20%	2.50%	0.00%	23.10%	(X)
6 to 17 yrs. only	62.00%	58.80%	80.00%	76.90%	(X)
SELECTED HOUSEHOLDS BY TYPE					
HH with persons under 18 years	41.30%				
HH with person(s) age 60 & over	37.20%				
Householder living alone	21.00%				
65 years and over	7.10%				
OCCUPANCY TYPE AND HOUSEHOLD SIZE					
Owner-occupied housing units	77.90%				
Average household size of owner-occupied unit	2.52				
Renter-occupied housing units	22.10%				
Average household size of renter-occupied unit	3.3				

Source: U.S. Bureau of the Census, 2020 American Community Survey 5-year Estimates

One comparative measure of the local housing stock is housing value. The median value of owner-occupied, year-round housing units for the Village from the 2020 ACS Estimates is \$88,000, which is lower than the median value for Central Lake Township at \$149,000, and also lower than Antrim County and the State of Michigan median value of owner-occupied housing units, \$161,700 and \$162,600 respectively.

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community’s tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. Table 1-6 shows SEV by property class for the Village in 2021, indicating that the majority (approximately 88.5 percent) of the Village’s tax base is derived from residential property.

Table 1-5: Village of Central Lake Housing Unit Characteristics

Village of Central Lake Housing Units, 2020 ACS 5-Yr Estimates	Number	%
HOUSING UNITS		
Total housing units	528	
Occupied	366	69.3%
Vacant	162	30.7%
UNITS IN STRUCTURE		
1 unit, detached	447	84.7%
1 unit, attached	13	2.5%
2 units	9	1.7%
3 or 4 units	5	0.9%
5 to 9 units	10	1.9%
10 to 19 units	13	2.5%
Mobile home	21	5.9%

Table 1-6: 2021 State Equalized Valuation by Property Class, Village of Central Lake

Property Class	2021 SEV	%
Agriculture	24,800	0.1%
Commercial	3,010,900	8.0%
Industrial	94,100	0.2%
Residential	33,372,500	88.5%
Total Real Property	36,502,300	96.8%
Total Personal Property	1,195,850	3.2%
Total SEV	37,698,150	100.0%

Source: Antrim County Equalization

Income, Education and Employment

Income levels for northern Michigan generally fall below those found through the State as a whole. Table 1-7 compares income statistics for the Village of Central Lake, Central Lake Township and Antrim County. The median household income and per capita income for the Village is lower than that of the Township and the County.

The number of persons living below the federal poverty level within the Village in 2020 is estimated to be 120 (out of 993), or 12.1% of the population. This is higher than that of the surrounding Central Lake Township (10.8%) and the County as a whole (10.3%), but lower than the State level of 13.7%

Another economic indicator to consider is what is known as the “ALICE” population. ALICE is an acronym for Asset Limited, Income Constrained, Employed — households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold). While conditions have improved for some households, many continue to struggle, especially as wages fail to keep pace with the cost of today’s household essentials (housing, child care, food, transportation, health care, and a basic smartphone plan).

The United for Alice Michigan Research Center’s web page <https://www.unitedforalice.org/county-profiles/michigan> provides a profile of ALICE data for every city, township and county in Michigan. The data indicate that (based on 2019 US Census ACS 5-year estimate data), Antrim County has 11% of households

living below the poverty level, and 23% of households living below the ALICE threshold. Central Lake Township has the same percentage of households living below the poverty level, but has 28% of their households living below the ALICE threshold.

Education is one important factor in analyzing the capabilities of the local work force. Educational attainment is tracked by the U.S. Census Bureau. Statistics from the 2020 5-Year ACS indicate that 94.3% of residents over age 25 in the Village are high school graduates or higher, which is higher than the level at both the county and state (93% in Antrim County and 91.3% in the State as a whole). Bachelor’s degrees or higher are held by 17.3% of the Village population, compared with 29.6% at the county level and 30% at the State level.

Additionally, the US Census Bureau’s [OnTheMap online tool](#) was utilized to obtain the estimated inflow and outflow of workers within the Village of Central Lake (Figures 1-6 and 1-7). (Note that the direction of the arrows indicating inflow/outflow of workers does not indicate that workers solely come into the Village from the west and leave the Village going east.) The analysis indicates that most people who are employed within the Village live outside the Village limits, and that most people who live within the Village who are employed work outside of the Village.

Table 1-7: Income Statistics- 2020 Estimates

Income Statistics - 2020 Estimates		
Jurisdiction	Median Household Income	Per Capita Income
Village of Central Lake	\$48,194	\$20,117
Central Lake Township	\$50,652	\$26,605
Antrim County	\$57,256	\$32,096
Source: U.S. Bureau of the Census, ACS 2020 5 Yr Estimates		
Notes: Income estimates based on past 12 months and in 2020 inflation adjusted dollars		

The Michigan Department of Technology, Management and Budget (DTMB) provides annual data on the civilian labor force at each county and state level as part of the Michigan Bureau of Labor Market Information and Strategic Initiatives program. Figure 1-8 provides a comparison of unemployment data for Antrim County and the State from 2011 to 2021. The unemployment rate for Antrim County, with the exception of 2020, has been somewhat higher than the State as a whole.

Figure 1-6: Inflow/Outflow Analysis

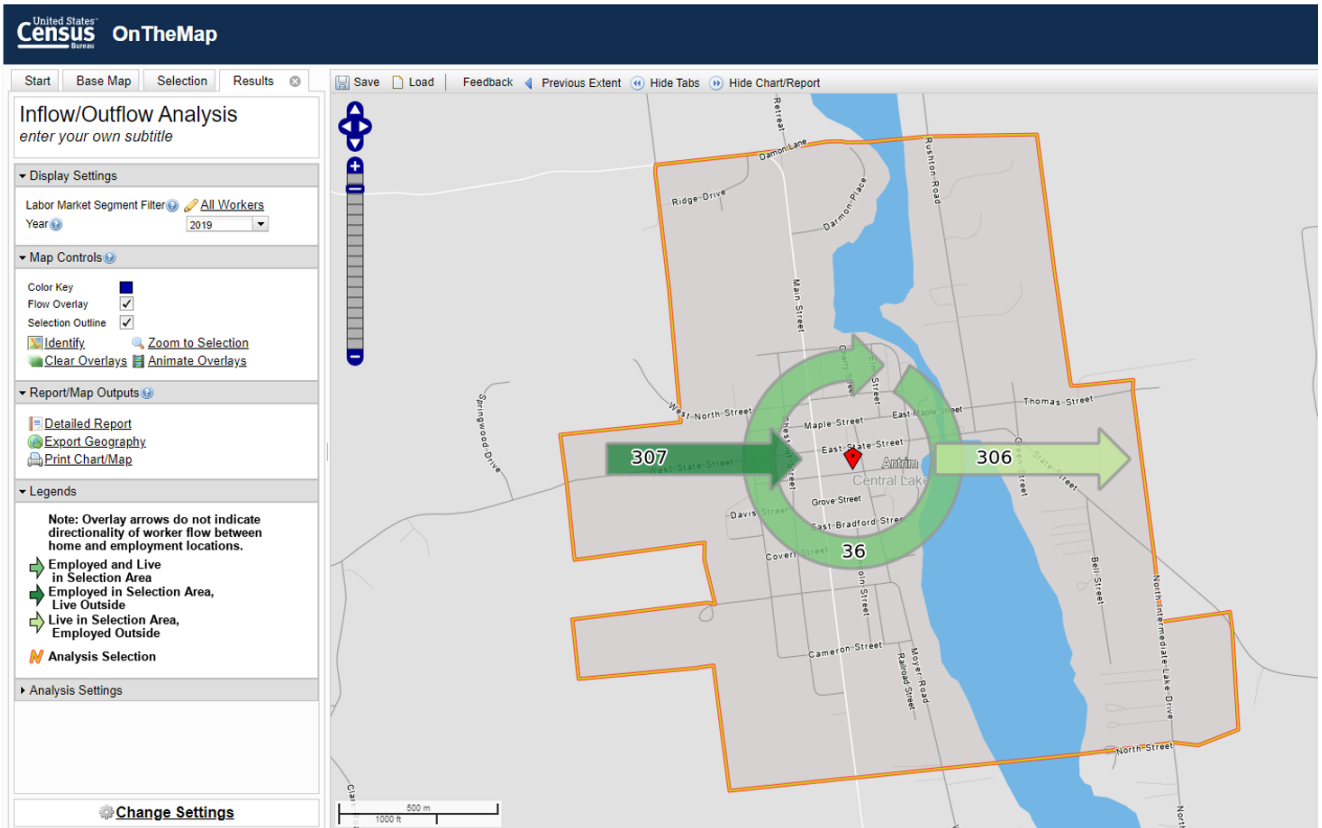
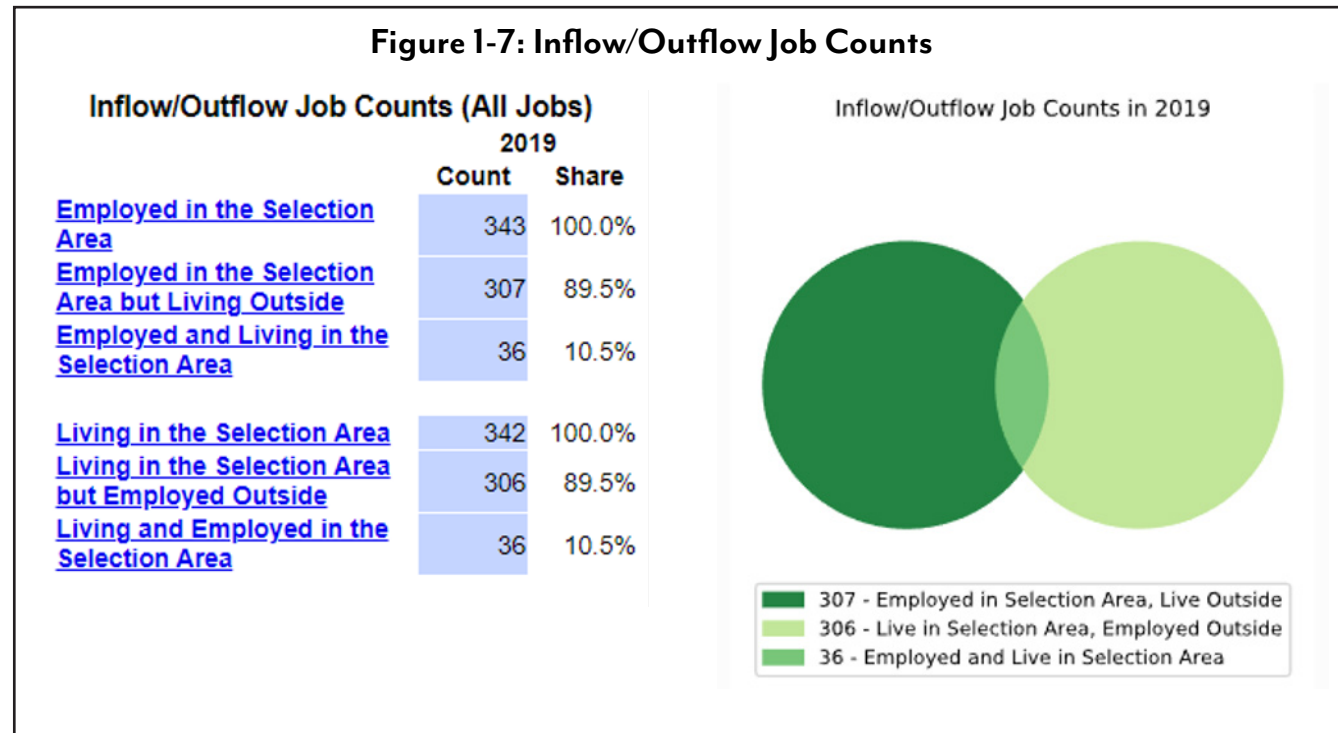


Figure 1-7: Inflow/Outflow Job Counts



Antrim County's primary employment sectors in 2020, sourced from DTMB (Figure 1-9), include Leisure and Hospitality (22.84%); Manufacturing (19.45%); Trade, Transportation and Utilities (18.02%); and Construction (12.75%). Other employment sectors include: Natural Resources and Mining (5.97%); Education and Health Services (5.27%); Other Services (4.93%); Professional and Business Services (4.43%); Financial Activities (4.17%) and Information (1.75%).²

Figure 1-8: Maximum Annual Recorded Unemployment Rates

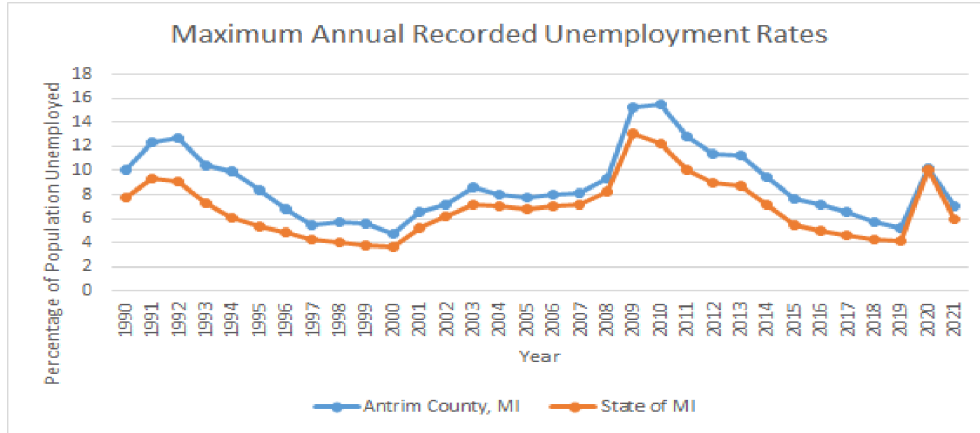
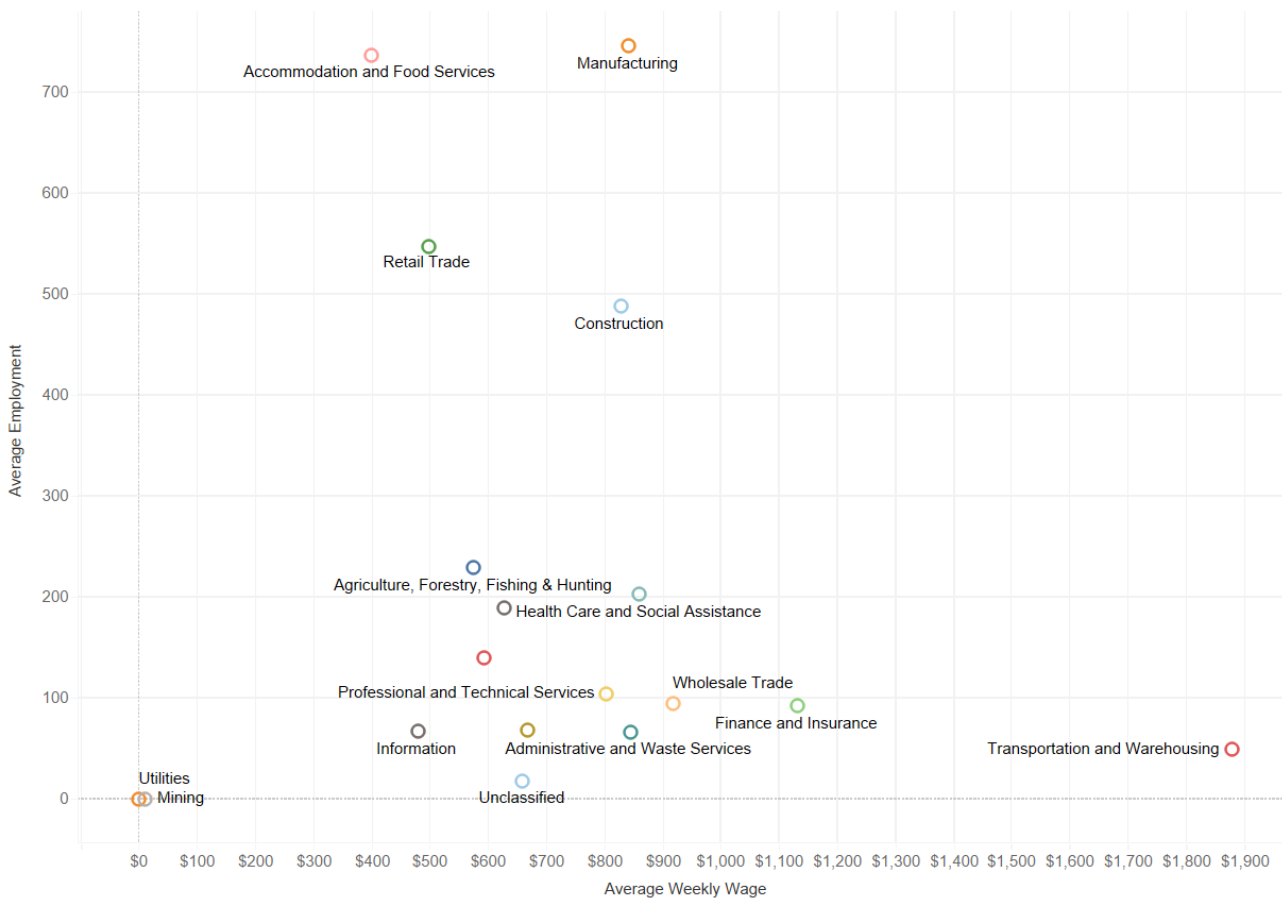


Figure 1-9: Antrim County Industry Employment and Wages



² Source: <https://milmi.org/Regional-Dashboard/County>

Growth and Investment Potential

The [2021 Comprehensive Economic Development Strategy for Northwest Lower Michigan Region #10](#), or “CEDS”, produced by Networks Northwest, is a strategy-driven plan for regional economic development and is the result of a regionally owned planning process designed to build capacity and guide the economic prosperity and resilience of the region.

The Village of Central Lake is identified in the CEDS as a “Growth and Investment”, or “G & I” area (Figure 1-10). These communities meet the five essential criteria common to communities throughout the nation that support growth and investment potential. While many assets are needed for new growth and investment, these five criteria were used in the selection of areas for additional analysis regarding growth and investment readiness, trends, and capabilities:

- Operational municipal water system
- Operational municipal sewer system
- Adopted master plan that recommends a defined higher density downtown core for development and investment
- Zoning ordinance that codifies higher density development in the downtown core
- Available governmental officials and staff to create effective growth- and investment-oriented policies and efficiently process requests and permits

The majority of land within the Village limits has been built-out, but there remain many opportunities to renovate or build new homes or businesses, particularly near the downtown area and within industrial land use areas of the village that are serviced with water and sewer utilities (refer to the Future Land Use and Zoning Plan chapter).

Resident Market Profile

ESRI’s 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. The segment for the Village of Central Lake and surrounding areas is classified as “[Cozy Country Living – Rural Resort Dwellers](#)”. A copy of the full socioeconomic profile of this group is appended.

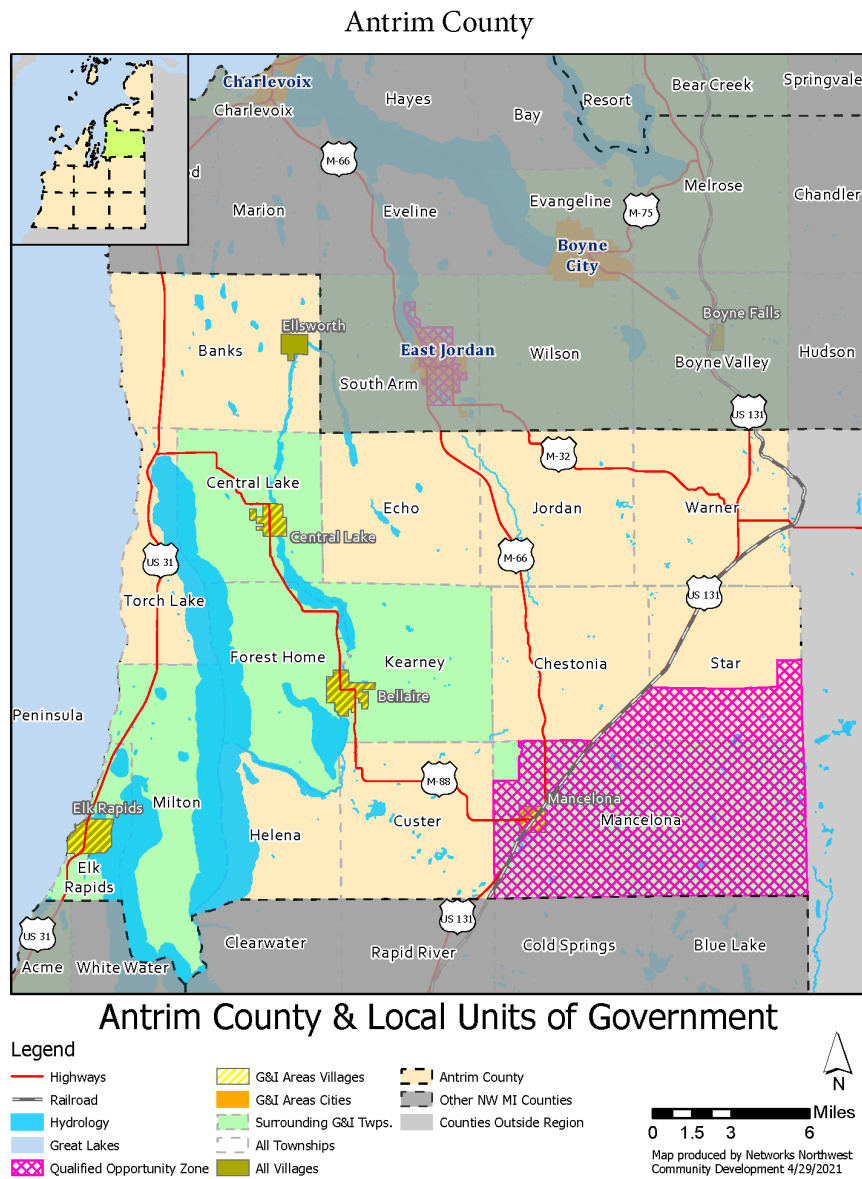


Rural Resort Dwellers are described as the following:

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.

Average Household Size: 2.22
 Median Age: 54.1
 Median Household Income: \$50,400

Figure 1-10: CEDS Antrim County and Local Units of Government



Chapter 2

Natural Resources & Environment

Climate

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

Table 2-1 illustrates some important weather statistics for the nearby City of East Jordan (in Charlevoix County), which is located approximately 8.5 miles northeast of the Village of Central Lake and adjoins Antrim County to the north.

The Great Lakes Integrated Sciences & Assessments (GLISA) team is one of 11 Regional Integrated Sciences and Assessments (RISA) teams supported by NOAA that focus on helping the nation prepare for and adapt to climate variability and change. GLISA's 2019 Climate Change in the Great Lakes Region reports the following increases in the climate of the Great Lakes Region from 1951-2017: annual average air temperature (+2.3 degrees F), frost-free season change (+16 days), total precipitation (+14%) and heavy precipitation

events (+35%). It is projected that the past trends will continue into the next century, with an increase in droughts, severe storms, flooding events, wildfires, and lake temperatures; increasing variability in fluctuating lake levels; and a decrease in snow/ice cover. GLISA has published a two-page fact sheet summarizing their climate projections and resulting impacts for the Great Lakes Region. It describes the expected impacts of the changing climate on lake water quality, fish and wildlife, water availability, forests, energy and industry, agriculture, transportation, public health, and recreation and tourism. A copy of this fact sheet is included in the Appendix.

Geology

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

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

The Michigan Oil, Gas, and Minerals Division Data Explorer website, <https://www.eagle.state.mi.us/dataminer/>, indicates that there is one producing natural gas well owned by the Village of Central Lake in the northwest portion of the Village and operated by Riverside Energy Michigan, LLC. There is also one dry hole (non-producing) well site, currently owned by Edward B. Strom. It was drilled in 1941, plugged in 1942, and is located between Rushton Road and Hanley Lake.

Table 2-1: Mean Annual Weather

Mean Annual Weather Data, 2000-2021 East Jordan, MI	
January mean <i>minimum</i> temperature	13.8 F
January mean <i>maximum</i> temperature	31.6 F
July mean <i>minimum</i> temperature	63.3 F
July mean <i>maximum</i> temperature	73.0 F
Mean annual total precipitation	31.51"

Source: National Oceanic and Atmospheric Administration (NOAA) Online Weather Data (NOW data), <https://weather.gov/wrh/cli-mate?wfo=gpx>

Table 2-2: Antrim County Snowfall Records

Antrim County Snowfall Records, 2000-2001 through 2020-2021 Seasons	
Average seasonal snowfall	145.7"
Highest recorded annual snowfall	208.5" (2008-09 season)*
Lowest recorded annual snowfall	75" (2020-21 season)**

Source: Antrim County Road Commission, <https://www.antrimcrc.org/snowfall-totals/>

* The overall highest snowfall on record, since 1938-39, occurred in the 1995-96 and 1996-97 seasons, at 245" for each season.

** This is also the record low of all data collected since the 1938-39 season.

Topography

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion, and excavation costs are some of the difficulties associated with severe grades. Figure 2-3, shows areas of extreme slopes (greater than 30 percent), which are a constraint for potential development. Development in areas with severe slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these slopes to prevent erosion.

Soils

The Natural Resources Conservation Service (NRCS) National Cooperative Soil Survey for Antrim County indicates that following soil types are present within the Village, as illustrated in Figure 2-1.

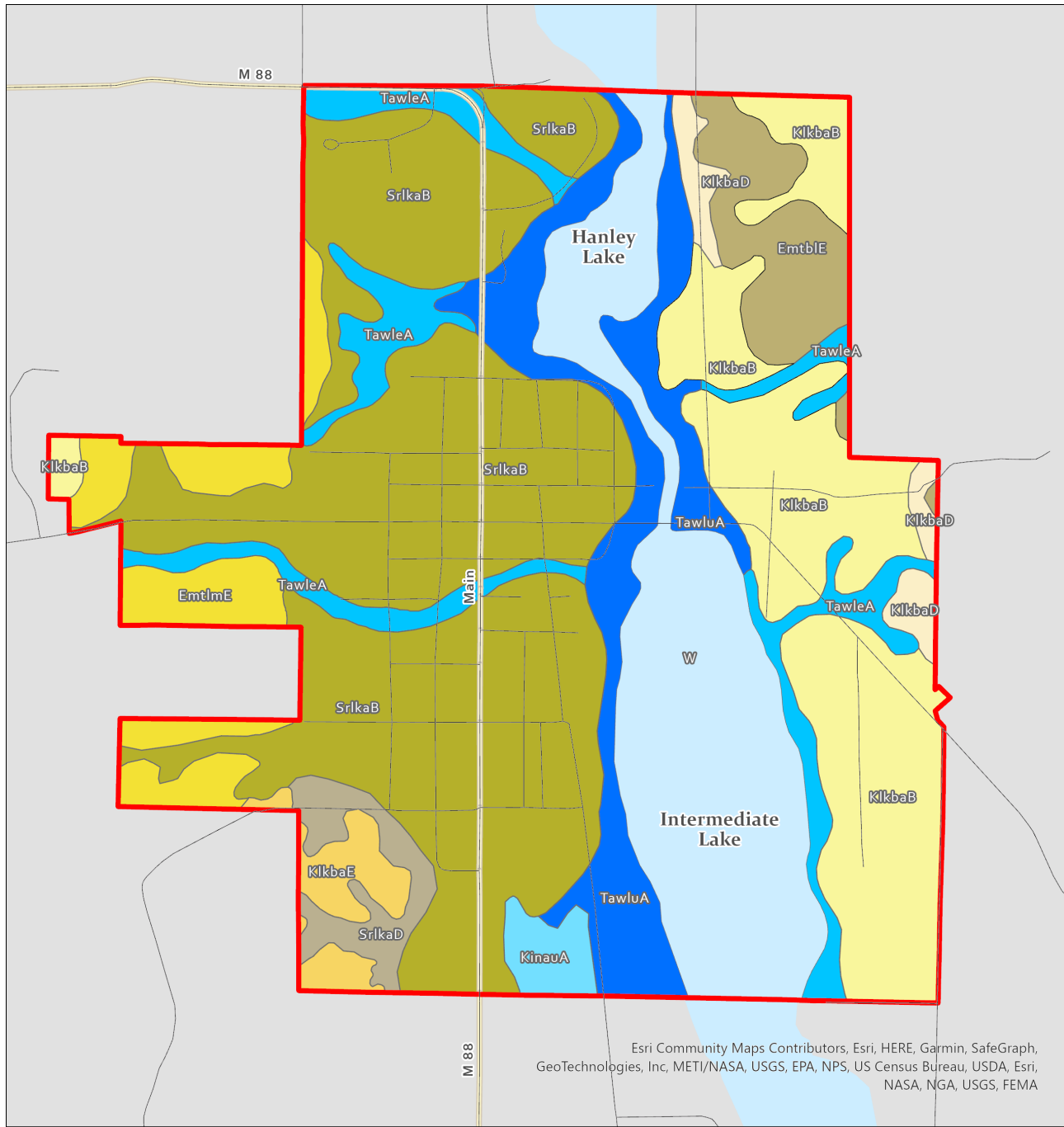
Table 2-3: Soil Type and Classification

Soil Symbol	Description	Farm Classification
EmtblE	Emmet-Blue Lake loamy sands, 18-35% slopes	Not prime farmland
EmtlmE	Emmet-Blue Lake loamy sands, lake moderated, 18-35% slopes	Farmland of unique importance
KinauA	Kinross-Au Gres complex, 0-3% slopes	Not prime farmland
KlkbaB	Kalkaska-Blue Lake sands, 0-6% slopes	Not prime farmland
KlkbaD	Kalkaska-Blue Lake sands, 6-18% slopes	Not prime farmland
KlkbaE	Kalkaska-Blue Lake sands, 18-35% slopes	Not prime farmland
SrlkaB	Springlake-Kalkaska sands, 0-6% slopes	Not prime farmland
SrlkaD	Springlake-Kalkaska sands, 6-18% slopes	Not prime farmland
TawleA	Tawas-Leafriver mucks, 0-1% slopes	Not prime farmland
TawluA	Tawas and Lupton mucks, 0-1% percent slopes	Not prime farmland

The hydric (wetland) soils in the Village are soils identified with hydric inclusions and are primarily located along the lakes, creeks, and drainage ways filtering into the lakes. These include TawleA and TawluA muck soils. Soils identified as having hydric inclusions are soil types which may have some wetland areas, but cannot be determined by soil type alone. Soils identified as having hydric inclusions must be field checked to verify whether or not wetland areas exist there or not.

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

Figure 2-1 : Soils Map

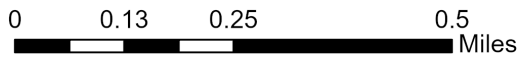


Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

Legend

- Central Lake Village
- Highways
- Roads
- Water Bodies
- EmtblE
- EmtlE
- KinouA
- KikbaB
- KikbaD
- KikbaE
- SrlkaB
- SrlkaD
- TawleA
- TawluA
- W

N



Surface Water Resources

The most valuable natural resource of the Village of Central Lake is water. The Village is located within the Elk River Chain of Lakes (ERCOL) watershed, which is a chain of 14 interconnected lakes draining into East Grand Traverse Bay (see Figure 2-2). The ERCOL is the largest sub-watershed of the Grand Traverse Watershed, and includes both Hanley Lake and Intermediate Lake. The waters of these lakes offer popular recreational activities occurring during the warm summer months, such as fishing, boating, paddling and swimming. Recreational activities, however, do not cease in the winter. Ice fishing, snowmobiling, and cross-country skiing are popular cold season activities.

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

Both lakes are included in the scope of the ERCOL Watershed Management Plan produced in 2016. A Watershed Plan Implementation Team (ERCOL WPIT)¹ was formed to implement projects in the plan; the committee meets every two months.

Hanley Lake is a small, narrow lake situated in the middle of the Elk River Chain of Lakes. It has a surface area of 91 acres and 3.4 miles of shoreline. Like other long, slender lakes in the Upper Chain, Hanley's deepest spot (27 feet) is near its outlet where it connects to Intermediate Lake. This is most likely because the 'upstream'

ends of the lakes have gradually filled in with sediment from the connecting inlet rivers.

In 1900 a hydroelectric dam was built in Bellaire, forming Intermediate Lake into its present size of approximately 1,569 acres within a length of approximately 7 miles. It has a maximum depth of 70 feet, 14.6 miles of shoreline, and 13 public access sites. The Intermediate Lake Association, LLC is a non-profit group that promotes education and awareness of proper care, management and use of the lake. Intermediate Lake is also included in an ongoing lake monitoring program organized by the Tip of the Mitt Watershed Council.

Both Hanley Lake and Intermediate Lake are monitored every three years through the Tip of the Mitt Watershed Council's [Comprehensive Water Quality Monitoring \(CWQM\) Program](#) for dissolved oxygen, specific conductivity, pH, nitrate-nitrogen, total nitrogen, total phosphorus, and chloride levels.

Water transparency, chlorophyll-a, and water temperature are monitored in Intermediate Lake each summer by volunteers as part of the Watershed Council's Volunteer Lake Monitoring (VLM) Program.

Dissolved oxygen is an important factor in determining the lake's water quality, since most aquatic organisms depend on having an abundant supply of oxygen available. The pH level is a measure of the acidity or alkalinity on a scale from zero to 14. Low pH indicates acidity, high pH indicates alkaline conditions, and a pH of 7 is neutral. The presence of Phosphorous results in excessive growth of algae and aquatic plants. Phosphorous is considered the most important nutrient influencing lake water quality. Nitrogen is considered the second most important nutrient affecting water quality. Low concentrations of nitrogen indicate good water quality. Conductivity and chloride are usually not water quality problems, but are valuable indicators of human influence on water quality.

¹ Source: "ERCOL WPIT" is a partnership between the Watershed Center of Grand Traverse Bay, the Tip of the Mitt Watershed Council, Antrim County, local township governments, Antrim Conservation District, the Elk-Skegemog Lakes Association, the Three Lakes Association, Friends of Clam Lake, Friends of Rapid River, Intermediate Lake Association, Torch Lake Protection Alliance, Grand Traverse Conservation District, and various other friends groups, lake associations, and nonprofits. <https://www.watershedcouncil.org/ercol-watershed-committee.html>

The Secchi Disc is a disc reading providing a simple and valuable method to measure water clarity/transparency and assess water quality. A weighted disc, attached to an incrementally marked rope, is lowered into the water until it is no longer visible. Based on the water quality monitoring, Hanley and Intermediate Lakes have good to excellent water quality.

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

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

Ground Water Resources

The Natural Features Map (Figure 2-3) indicates the locations of 11 drinking water wells within the Village.² Three of those wells are "Type 1" water wells, which provide year-round service to 15 or more living units, or 25 or more residents in a community. The remaining eight wells are private water wells. Additionally, there is a fourth Type 1 water well that is owned by the Village, but it is located outside the Village limits, east of Rushton Road.

Figure 2-3 also indicates the extent of two Wellhead Protection Areas (WPA) for the Village's water supply.³ The WPAs for the village were approved in 2012 and are considered Type 1 Provisional WPAs. The Village DPW services 628 sanitary drinking water customers, and also performs bi-annual ground water testing at six different monitoring wells, as required by EGLE.

² Source: <https://gis-michigan.opendata.arcgis.com/datasets/egle::water-wells-northern-lower-peninsula/explore?location=44.868358%2C-86.135708%2C7.95>

³ Source: The purpose of Michigan's Wellhead Protection Program (WHPP) is to protect public water supply systems (PWSS), which use ground water, from potential sources of contamination. Protection is provided by identifying the area which contributes ground water to PWSS wells, identifying sources of contamination within the area, and developing methods to manage the area and minimize the threat to the PWSS. <https://gis-michigan.opendata.arcgis.com/datasets/egle::wellhead-protection-areas/explore?location=44.868358%2C-86.135708%2C7.95>

Figure 2-2: Elk River Chain of Lakes Subwatershed Boundaries

ELK RIVER CHAIN OF LAKES SUBWATERSHED BOUNDARIES

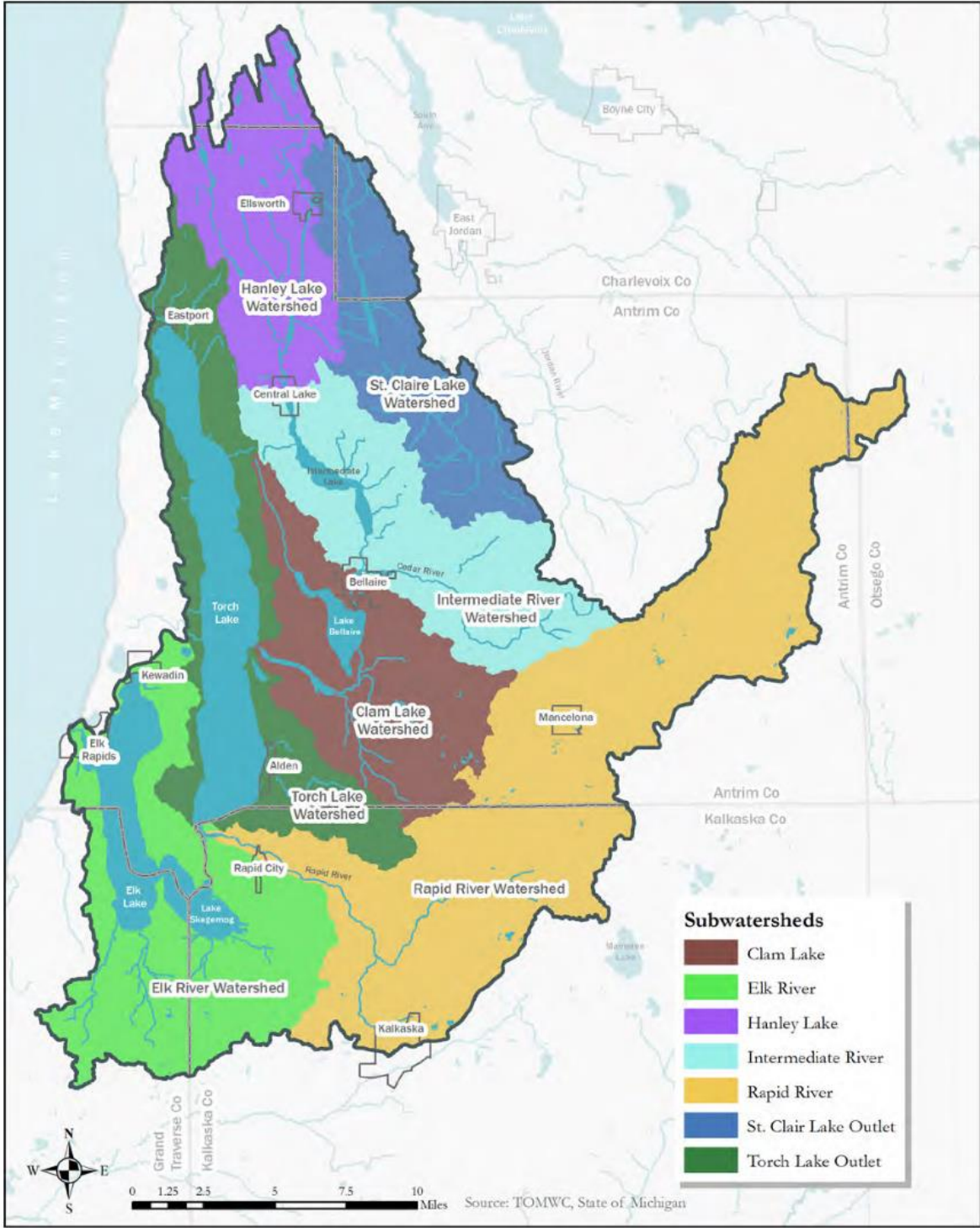
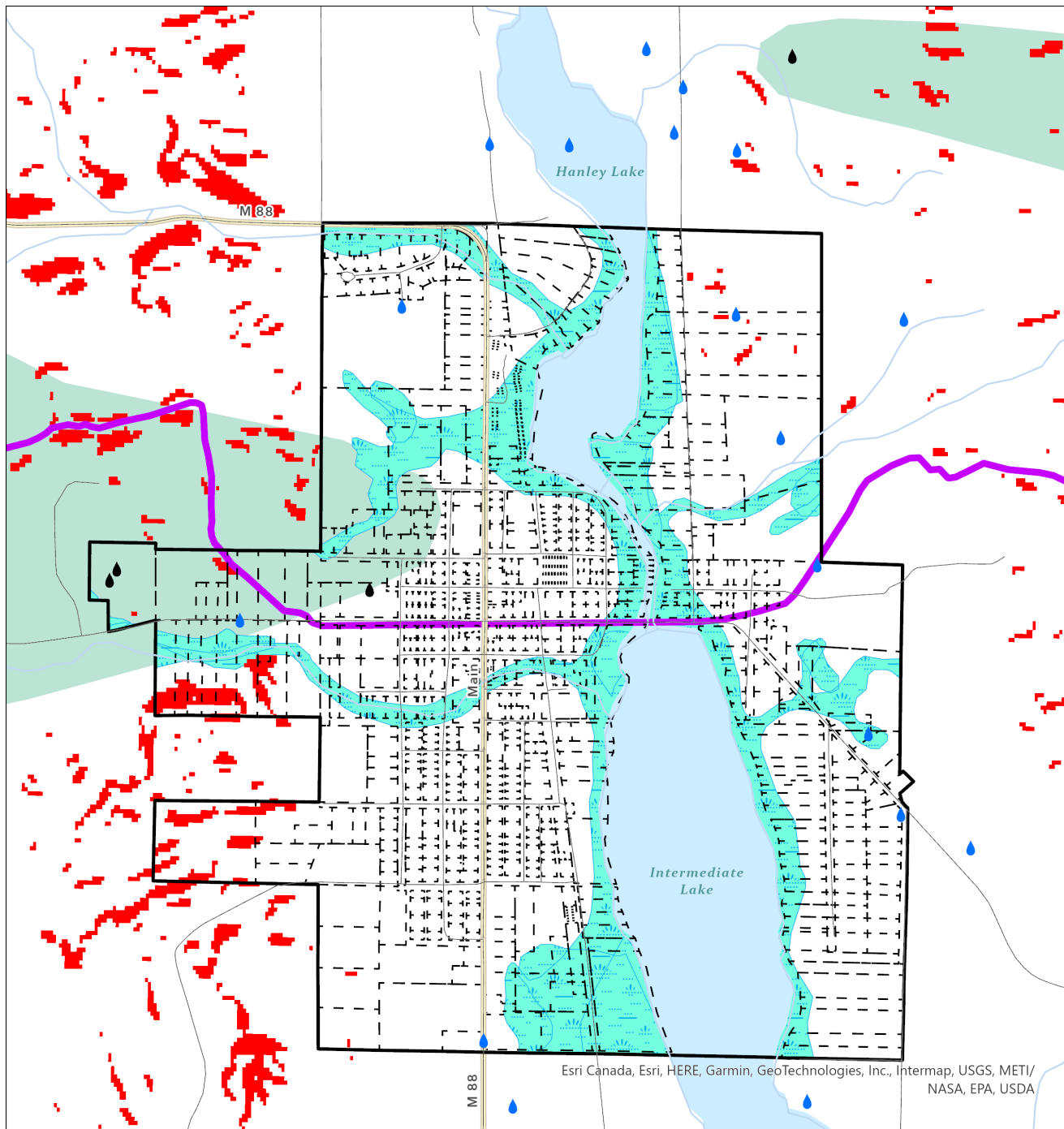
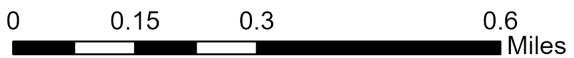


Figure 2-3: Natural Features



Legend

- | | | |
|----------------------|-----------------------------|---------------------------|
| Central Lake Parcels | Water Bodies | Wellhead Protection Areas |
| Central Lake Village | Community Type I Wells | Slope Percent |
| Roads | Private Water Wells | 0.001 - 29.99 |
| Highways | Watershed Boundary 12 Digit | 30 - 243.007 |
| Rivers and Streams | Part 303 Wetlands | |



Wetlands and Woodlands

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Poorly drained soils and water-loving vegetation also may be present. Wetlands are also referred to as marshes, swamps, or bogs. Figure 2-3, the Central Lake Village Natural Features Map, indicates the location of Part 303 regulated wetlands. Development within Part 303 regulated wetlands ⁴ is only permitted with an approved permit from MI Dept. of EGLE.

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

Wetland and woodland areas are found primarily in the undeveloped portions of the Village. Wetland areas correspond to the areas where mucky soils and low elevation occur simultaneously. In the Village these wetland areas are primarily along the lakes and streams. The areas of regulated (Part 303) wetlands are shown on the Natural Features map (Figure 2-3). The areas of forested land, as well as categories of wetlands, located within the Village are shown on the Existing Land Use Map in Chapter 3, see Figure 3-1. The total acreage of Part 303 regulated wetlands in the Village is shown in Table 2-4 below.

Table 2-4 : Wetland Coverage

Part 303 Wetland Coverage	Acreage
Total with water bodies	251.6
Total excluding water bodies	141.7

Fish and Wildlife

Walleye, northern pike, perch, bass, black crappie, and bluegill are the primary species found in Hanley and Intermediate Lakes. The Elk River Chain of Lakes fishery management strategy includes stocking and periodic surveying to assess the survival and growth of stocked species and status of fish populations. Intermediate Lake is typically stocked with walleye by the MDNR every two years. The most recent stocking occurred in November 2021, with 2,341 fingerlings. ⁵ In 2012, the Three Lakes Committee in cooperation with the DNR constructed and located 4 fish boxes in the Chain of Lakes, with one fish box location off Bell Street in the Village of Central Lake. Wooden fish boxes are sunken structures to create additional fish habitat to improve the recreational fishery of the lakes. An interactive map of the locations of fish boxes can be found at: <https://www.watershedcouncil.org/ercol-watershed-committee.html>

Habitat for populations of songbirds, muskrat, mink, and raccoon are provided by the wetlands within the Village. Other predominant animal species found in the Village are fox, squirrel, grouse, rabbit, and deer.

A review of the Michigan Natural Features Inventory (MNFI) identified 27 species that have been found in Antrim County. Of the 27 species, 16 are species of special concern and 11 are threatened species at the State status. This list is continually updated and can be accessed at: <https://mnfi.anr.msu.edu/resources/county-element-data>

⁴Source: Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).

⁵Source: <https://www2.dnr.state.mi.us/fishstock/>

Sites of Environmental Contamination

The Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), regulates facilities of environmental contamination in Michigan. This law includes many “Parts” related to protecting human health and managing contaminated Sites. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation and Redevelopment Division (RRD) administers two of these parts, or programs: Environmental Remediation (Part 201) and Leaking Underground Storage Tanks (Part 213). EGLE RRD utilizes the Remediation Information Data Exchange (RIDE) system to host their Inventory of Facilities, which can be accessed at: <https://www.egle.state.mi.us/RIDE/inventory-of-facilities>. EGLE’s Environmental Mapper website is also a useful tool to map the location of these sites: <https://www.mcgi.state.mi.us/environmentalmapper/>

A site of environmental contamination, as defined RRD, is “a location at which contamination of soil, ground water, surface water, air or other environmental resources is confirmed, or where there is potential of contamination of resources due to site conditions, site use or management practices.”

Part 201 is Michigan’s primary environmental clean-up program and provides the regulatory framework for the majority of contaminated sites in Michigan. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform EGLE about the facilities and can pursue cleanup independently.

Table 2-5 lists the Part 201 Sites of Environmental Contamination that are found within the Village of Central Lake, as well as one nearby in Central Lake Township. Four of these sites are located within the Village. There are two designated Part 201 Sites associated with

the currently vacant parcel of land at 2080 Moyer Road, fronting Intermediate Lake. That site was formerly occupied by the De-Sta-Co Manufacturing Facility.

Just north of that is a Part 201 Site at 2148 Moyer Road, associated with the Central Lake Former Lumber Mill.

The fourth Part 201 Site in the Village is located at 7915 and 7919 Cameron Street, which contain two buildings owned and operated by Armor Express Properties, Inc.

There is also a Land Use Restriction on file with EGLE for the Part 201 Site at 788 Hwy M-88. This facility, which is currently vacant, was last occupied by the Armor Express company, and prior to that, Texas Instruments. In 1999, Central Lake Township adopted a Groundwater Use Ordinance for an area of the Township extending west/northwest of the Part 201 facility, towards Intermediate Lake. The presence of trichloroethylene (TCE), a volatile, colorless liquid organic chemical, was discovered in a groundwater plume in this area. The Township revised the ordinance in 2015 to include additional properties to the south of the originally established groundwater use ordinance area.

The investigation and remediation of contamination associated with leaking underground storage tanks (LUSTs) is regulated under Part 213. An “open” LUST site means a location where a release has occurred from an underground storage tank system, and where corrective actions have not been completed to meet the appropriate land use criteria. Table 2-6 lists the “open” Part 213 sites located in the Village of Central Lake.

Table 2-5: Part 201 Sites of Contamination

Facility Name/Site ID	Address	Location	Risk Condition	Contaminant Class	BEA Completed ⁶
Dover Resources (DE-STA-CO Manufac.) 05000128	2080 Moyer Rd	Village of Central Lake	Risks Not Determined	Unknown	No
De- Sta -Co Manufacturing 05000145	2080 Moyer Rd	Village of Central Lake	Risks Present and Immediate	Chlorinated Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs); Elements/Metals/Other Inorganics	No
Central Lake Former Lumber Mill 05000149	2148 Moyer Road	Village of Central Lake	Unknown	Unknown	No
7915 and 7919 Cameron St. 05000140	2915 and 7919 Cameron St.	Village of Central Lake	Unknown	Unknown	Two
Texas Instruments Central Lake 05000013	788 Hwy M-88	< 1 mile south of Village in Central Lake Twp.	Risks Controlled-Interim	Chlorinated VOCs and SVOCs	Four

⁶ Source: A BEA, or a Baseline Environmental Assessment, is a written document that describes the results of the federal All Appropriate Inquiry process and includes the sampling and analysis that confirm that the property is contaminated above the unrestricted residential criteria. Disclosure of the BEA to EGLE provides liability protection for the new owner or operator for cleanup of contamination caused by others. This liability protection includes known and unknown contamination under specific programs regulated by the NREPA.

Table 2-6: Part 213 “Open” LUST Sites

Facility Name/ID	Address	Risk Condition	Contaminant Class	Confirmed Releases	BEA Completed	Former USTs
Central Lake EZ Mart, 00018360	1806 S. Main St.	Risks Present and Require Action in Long-term	Lead, VOCs and SVOCs	8/1992, 6/1992, 2001, 2013	1 in 2013 for Central Lake Convenience Mart/Cary's at 1806 & 1824 S. Main St.	One (1) 1,000 gallon gasoline tank filled with inert material and closed in place ⁷ in 1992; Four (4) gasoline tanks removed from the ground in 1992 and 2013.
Closed Site of Pickup Capitol of the North, 00018724	2487 Main St.	Risks Present and Require Action in Long-term	Lead, Non-petroleum Hydrocarbons, Petroleum VOCs & SVOCs	1992	1 in 1996	12 gasoline tanks removed from the ground in 1992; two (2) 1,000 gallon gasoline tanks filled with inert material and closed in place in 1992
The Lake Auto Clinic (Central Lake Auto Clinic), 00015205	2432 Main St.	Risks Present and Require Action in Short-term	Petroleum, VOCs & SVOCs	6/19/98, 10/2/1998, 10/23/1998	No	4 gasoline tanks, one diesel tank and one used oil tank were removed from the ground in 1998.

⁷ In cases where a permanent structure is above or near the UST, the UST system may be closed in-place. A closed in-place UST must be filled with an inert solid material such as concrete or pea gravel. [EGLE MI Guide to Environmental Regulations, June 2022](#)

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the EGLE's Water Resource Division (WRD). Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently there are 14 permit holders in Antrim County; however, there are no current permit holders in the Central Lake Village or the Township. This list was updated November 18, 2021 and can be found here: <https://www.michigan.gov/egle/about/organization/water-resources/npdes#:~:text=Initiated%20by%20the%20Clean%20Water,authority%20to%20implement%20the%20program>

Air Quality

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

An air Permit to Install (PTI) may be required for equipment and activities that emit air contaminants. For air pollution control it requires a person to obtain an air permit. There have been 30 active PTIs approved in Antrim County since 1997. Central Lake has one approved PTI from 2/25/2015 for Riverside Energy Michigan, LLC, located at SW NW SEC 15, T31N, R8W - CENTRAL LAKE 15 CPF. ⁸

There are currently no pending PTI applications in Antrim County. ⁹

⁸ <https://www.egle.state.mi.us/aps/downloads/permits/finpticon/Active%20PTIs%20by%20County.pdf>

⁹ <https://www.egle.state.mi.us/aps/downloads/permits/finpticon/Pending%20PTI%20Applications.pdf>

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Chapter 3

Existing Land Use & Land Cover

Existing Land Use

The Village of Central Lake is approximately 1.2 square miles in size, or 739.3 acres. Table 3-1 shows the number of acres and percent of the Village in each of the land cover categories. The locations of the existing land cover types in the Village are shown on the 2016 Land Cover Map, Figure 3-2.

The current Assessed Land Use Map is shown as Figure 3-1 (with aerial figure overlay). The parcel data for the Village was obtained from Antrim County Equalization and is shown color-coded on the map by assessing class type. The existing land uses are defined as the best and highest use of each property, according to the local property assessor. Parcels that are indicated as “improved” indicates the presence of one or more structures on the parcel, as opposed to those that are “vacant”. Table 3-1 provides the current land use statistics for the Village.

The downtown area of the Village is composed primarily of commercial, institutional and residential uses. The majority of the commercial businesses are located in the downtown area. While residential-type land uses (indicated in yellow in Table 3-1 occupy over 80 percent of the land throughout the entire Village, the typically smaller lot sizes in downtown result in a greater density of residences for this portion of the Village.

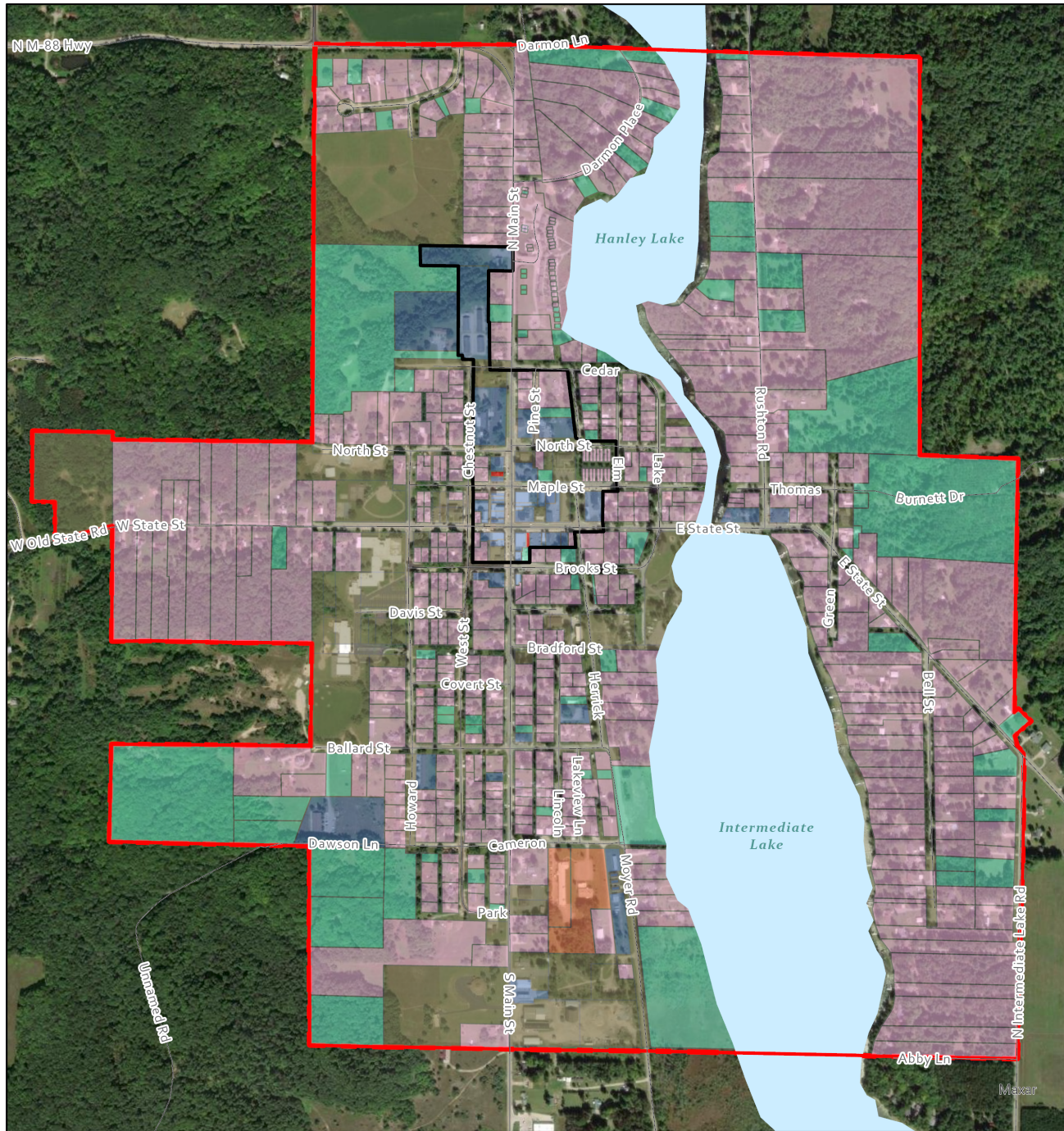
“Exempt” lands identified on the map are classified as being tax exempt and are owned by governmental entities (such as the Antrim County Road Commission property off of M-88 on the south end of the Village, and the Library on Maple St., the fire station on M-88, and parks and recreation facilities) or non-profit organizations such as churches, schools, or local clubs.

There are two parcels within the Village that have an assessed land use classification of “Industrial”. These correspond with the previously described Part 201 Site of Environmental Contamination at 7915 and 7919 Cameron Street. There are two occupied buildings on this site, owned by Armor Express Properties, LLC.

Table 3-1: Assessed Land Use

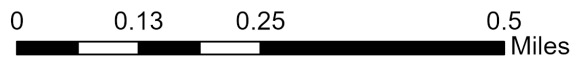
Assessed Land Use Category	Code	Parcel Count	Acreage	Percent of Village
Retired Split	001	1	0.47	0.1%
Commercial (Improved)	201	47	25.17	4.06%
Commercial (Vacant)	202	2	0.13	0.02%
Industrial Real Property	300	2	5.66	0.91%
Residential Real Property	400	1	0.12	0.02%
Residential (Improved)	401	484	327.15	52.73%
Residential (Vacant)	402	78	107.46	17.32%
Residential (Improved Waterfront)	408	1	0.02	0.0%
Residential Building (Leased Land)	410	0	0	0.0%
Condos	No Code	3	7.28	1.17%
Exempt (Village, School, Institutional)	700	56	80.51	12.98%
Exempt (County, Twp.)	703	4	2.1	0.34%
TOTAL			556.07	100.0%

Figure 3-1: Assessed Land Use Map



Legend

- Roads
- ▭ DDABoundary
- ▭ Central Lake Village
- Assessed Land Use**
- CLASS**
- ▭ Commercial - Improved
- ▭ Commercial - Vacant
- ▭ Industrial
- ▭ Residential - Improved
- ▭ Residential - Vacant
- ▭ Exempt
- ▭ Water Bodies



Land Cover

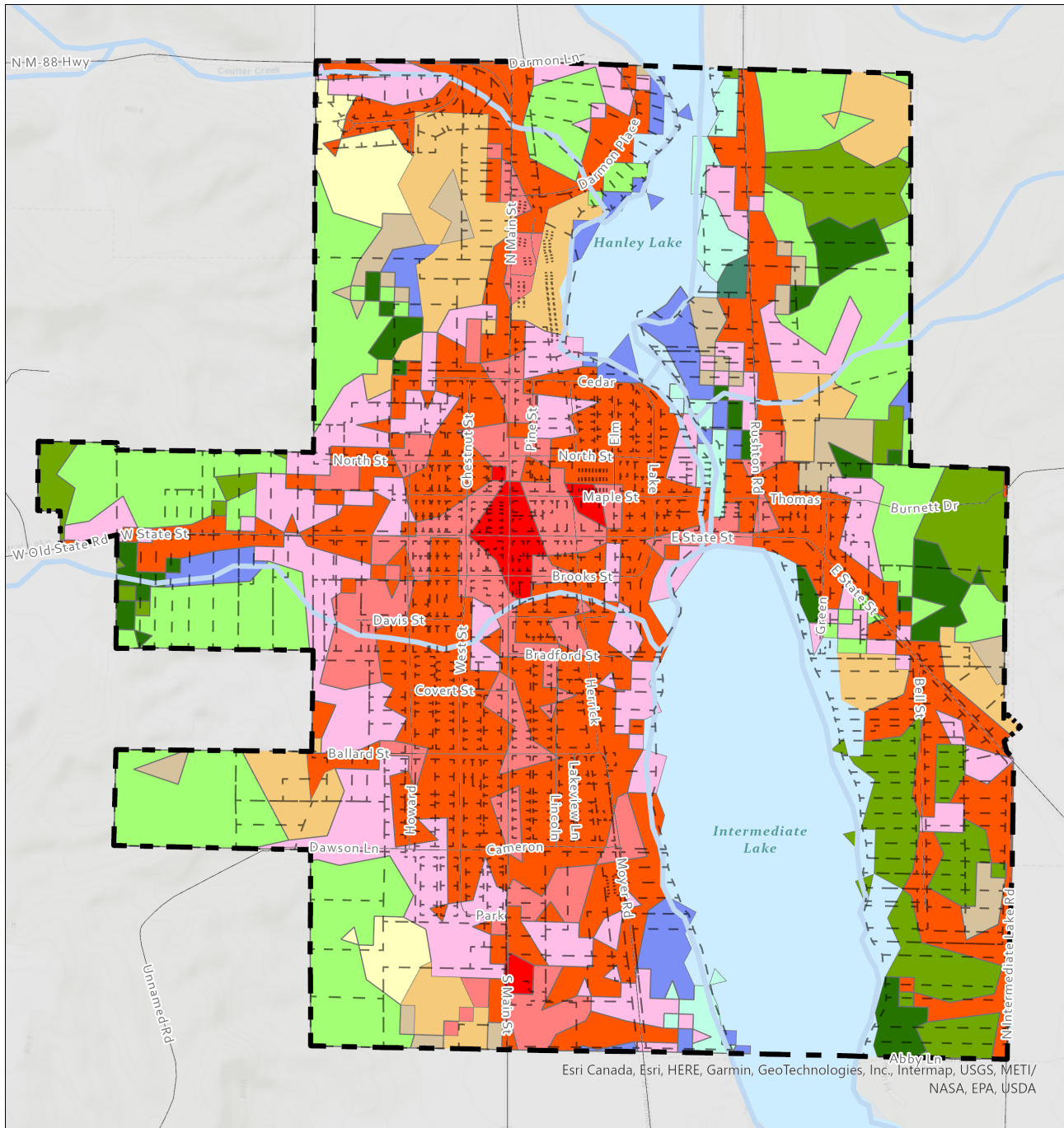
The updated 2016 Land Cover Map for the Village (Figure 3-2) utilized data from the U.S. Department of Agriculture and illustrates land cover categories as a polygon overlay on the Village parcel map. The acreage and percentages of land cover types in the Village is shown in Table 3-2.

Approximately 45.8 percent of the Village consists of developed land (low, medium or high-intensity, or as open space.) Another 37.9 percent remains undeveloped land, either as forested, hay/pasture, cultivated crops, shrub/scrub, or wetlands. Finally, open water comprises the remaining 16.3 percent of land cover. The road right-of-ways and much of the former railroad right-of-way cutting through the Village are classified as streets and right-of-ways.

Table 3-2: Land Cover, 2016

Land Cover Type	Acreage	Percentage of Village Land
Developed (Low Intensity)	189.12	25.6%
Deciduous	107.5	14.5%
Open Water	120.21	16.3%
Developed (Open Space)	87.89	11.9%
Cultivated Crops	47.97	6.5%
Developed (Medium Intensity)	54.24	7.3%
Evergreen Forest	45.2	6.1%
Herbaceous	16.85	2.3%
Mixed Forest	19.02	2.6%
Woody Wetlands	19.4	2.6%
Hay Pasture	13.11	1.8%
Emergent Herbaceous	10.42	1.4%
Developed (High Intensity)	7.39	1.0%
Shrub/Scrub	1.04	0.1%
Total:	739.36	100.0%

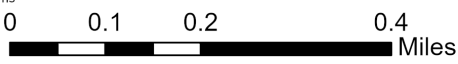
Figure 3-2: Village Land Cover Map



Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/
NASA, EPA, USDA

Legend

- Central Lake Village
 - Roads
 - Central Lake Village
 - Parcels
- Land Cover USDA 2016**
- Cultivated Crops
 - Deciduous Forest
 - Developed, High Intensity
 - Developed, Low Intensity
 - Developed, Medium Intensity
 - Developed, Open Space
 - Emergent Herbaceous Wetlands
 - Evergreen Forest
 - Hay/Pasture
 - Herbaceous
 - Mixed Forest
 - Open Water
 - Shrub/Scrub
 - Woody Wetlands
 - Rivers and Streams



Chapter 4

Community Services, Facilities and Transportation

Water and Sewage Disposal Systems

The Village Department of Public Works services 170 waste water customers, which encompasses almost all residents and business owners within the Village. All DPW employees are State Of Michigan certified water and wastewater technicians. A sanitary water survey is done by the EGLE annually. The Village maintains a current rating of “provisionally satisfactory” for its wastewater collection service from EGLE.

The Village of Central Lake has an updated municipal water system, which serves the entire Village. The system consists of three community wells: one is located across from the middle/high school off of Main Street; a second well and water storage structure are located in the vicinity of Rushton and Bunker Hill (this is located outside the Village limits in Central Lake Township); while a third well is located off West State Street. One additional well located on W. State Street has been taken off-line.

There is a sewer system serving a portion of the downtown area within the Village, along North M-88. Figure 4-1 illustrates the locations of the sewer system components. In July 2020, the Village received a Preliminary Engineering Report for Sanitary Sewer System Improvements from GFA Consultants. The report proposed the following wastewater collection and treatment system improvements:

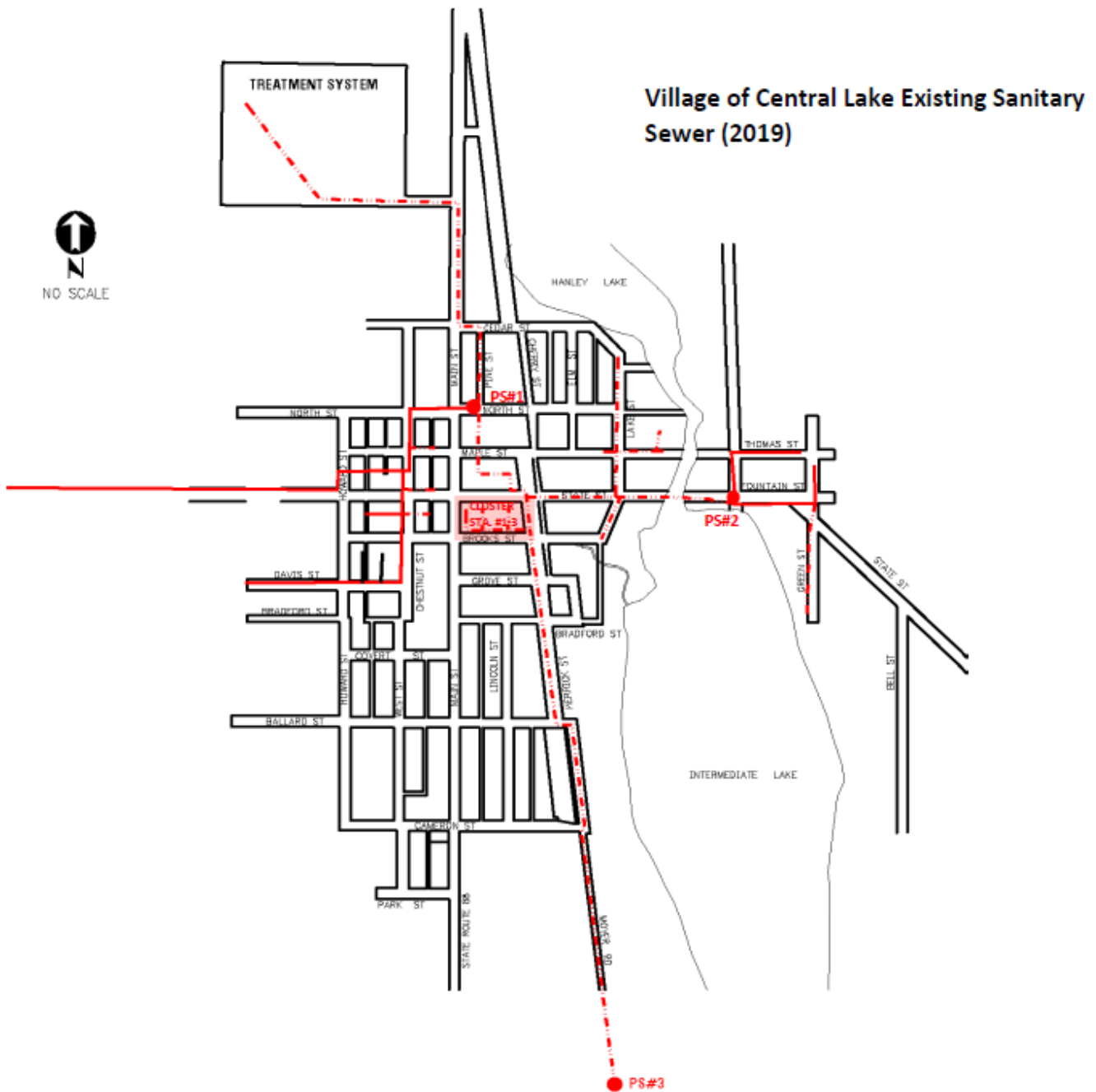
1. Sanitary pump station improvements, which include replacement of the primary stations #1 and #2 and all three of the cluster stations in the collections system. The site inspections found that all of these stations had deteriorating wet wells subject to inflow and infiltration and antiquated (≥ 30 years old) equipment (pumps, controls, alarms) that need replacement.

2. Treatment system improvements, which include replacement of the existing drainfield and accessory equipment. Site inspections found that some of the drainfields cells exhibit ponding and other indicators of reduced infiltrative capacity which is not suitable for continued long-term use. In addition, the inspections found that much of the equipment has reached or exceeded its useful life.

As of November 2022, the Village is waiting for EGLE to provide permit approval for the relocation of the drainfield to the south of its current location, which would still be located within Village-owned property. The Village is also working on applying for a grant from EGLE to put toward the construction of a new wastewater pump station.

The majority of local residents rely on private, on-site septic systems, which are regulated by the Antrim County Health Department. Two important determinants for siting a septic system are soil suitability and depth to bedrock. Chapter Two - Natural Resources and Environment discusses the geology and soils of the Village. Figure 2-1 shows areas with hydric soils and Figure 2-3 shows areas with slopes exceeding 30 percent, both of which can be limiting factors for the location of septic systems.

Figure 4-1: Village of Central Lake Existing Sanitary Sewer, 2019



Solid Waste

Residential and commercial trash pick-up is offered in the Village by private haulers, such as GFL Environmental and Revolution Waste. Residential recycling bins are available at the Central Lake Governmental Center parking lot just south of the Village limits.

The Antrim Conservation District also holds a number of household hazardous waste collection days annually for Antrim County Residents. A schedule of events is posted at: https://www.antrimcounty.org/departments_services/recycling/household_hazardous_waste_days.php

Other Public Utilities

Electric power is provided to the Village by Great Lakes Energy. Natural gas service is available in the Village, provided by Consumers Energy. Local cellular service is primarily provided by Verizon Wireless and AT&T. Landline phone service, cable, and internet are provided by Spectrum Communications and Frontier Communications. Additionally, Great Lakes Energy has expanded their Truestream internet and voice services in the area.

Police, Fire and Emergency Medical Services

The Central Lake Police Department has 1 full time officer serving the Village. Officers respond to every type of call for service. They also offer Bicycle Patrol, and Vacation House Checks. Patrol vehicles are equipped with Automated External Defibrillators (AEDs). The Village Police Department is supplemented with volunteers as well as The Antrim County Sheriff's Department, dispatched from Bellaire, and the Michigan State Police – Kalkaska Post.

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

Hospitals offering primary care to Central Lake residents are located in Traverse City, Petoskey, and Charlevoix.

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

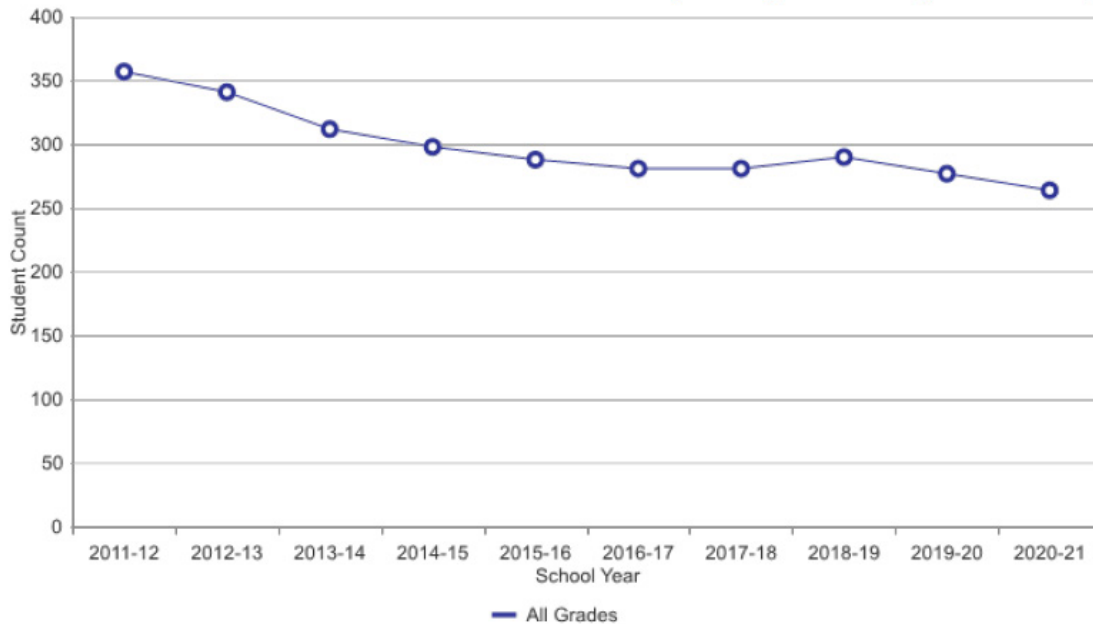
The Township Ambulance Authority is composed of nine Townships in Antrim County, including Central Lake, Chestonia, Custer, Forest Home, Helena, Kearney, Mancelona, Star & Warner Townships. This also includes the Villages of Mancelona, Bellaire and Central Lake.

Schools

Central Lake Public Schools operate an elementary school (K-5) and a middle/high school (6-12) both of which are centrally located in the Village. The Central Lake school district serves the entire Village of Central Lake, most of Central Lake Township and portions of Banks, Echo, Jordan, Kearney, and Torch Lake Townships. The Central Lake Public School District had an enrollment of 258 students in the 2021-22 school year, the lowest enrollment level in the past 10 years (see Figure 4-2).¹ In addition to the educational buildings, the facilities include athletic fields and facilities as well as facilities for the Building Trades program.

Figure 4-2: Student Count Trend

Student Count Trend Central Lake Public Schools (00609): 2020-21 / All Grades / All Students



Post high school education is available locally at North Central Michigan College (NCMC) in Petoskey, with regional centers in Cheboygan and Gaylord. NCMC offers 25 associate’s degrees and 48 certificate programs. NCMC’s Nursing Program is rated #1 in the state. University Center partners include Central Michigan University, Lake Superior State University, and Spring Arbor University. As of Fall 2021, NCMC had 1,645 students enrolled.²

Northwestern Michigan College is located nearby in Traverse City and is offers two-year associate degrees, bachelor’s degrees in maritime and marine technology, and professional certificates. Many programs are available in online formats. In addition, Northwestern Michigan College has joint arrangements with Central Michigan University, Davenport University, Ferris State University, Grand Valley State University, and Michigan State University to offer several bachelor or master’s degree programs. In 2018–2019, over 3,700 students were enrolled in credit classes; 3,579 students were enrolled for fall semester 2019.³

¹ <https://www.mischooldata.org/student-enrollment-counts-report/>

² <https://www.ncmich.edu/about-us/facts/index.html>

³ <https://www.nmc.edu/about/facts/index.html>

Recreation

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

- Thurston Park (day-use park with beach, boat launch, docks, fishing access, pavilions, grills, playground; campground for tents and RV's)
- Ron Donaldson Field (softball field) and pickleball, tennis and basketball courts
- Herrick Field Sports Complex (just outside the Village, but utilized by Village residents)
- Recently constructed Main Street Pavilion, located at the southeast corner of North St. and Main St.
- North Street Nature Trail (non-motorized uses only)

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

Governmental Facilities

The Central Lake Village offices recently moved into the renovated former bank building at 2530 North Main St. in the Village's downtown, just north of the Main Street Pavilion. Additionally, the Central Lake Governmental Center at 1622 M-88, located just south of the Village limits in Central Lake Township, is utilized on occasion for Village governmental business. The Central Lake Police Department and Central Lake Township government offices are also located at the Government Center.

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

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

The Central Lake District Library is a relatively new facility in the Village at 7900 Maple Street, serving the Central Lake area.

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

Civic Organizations and Churches

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

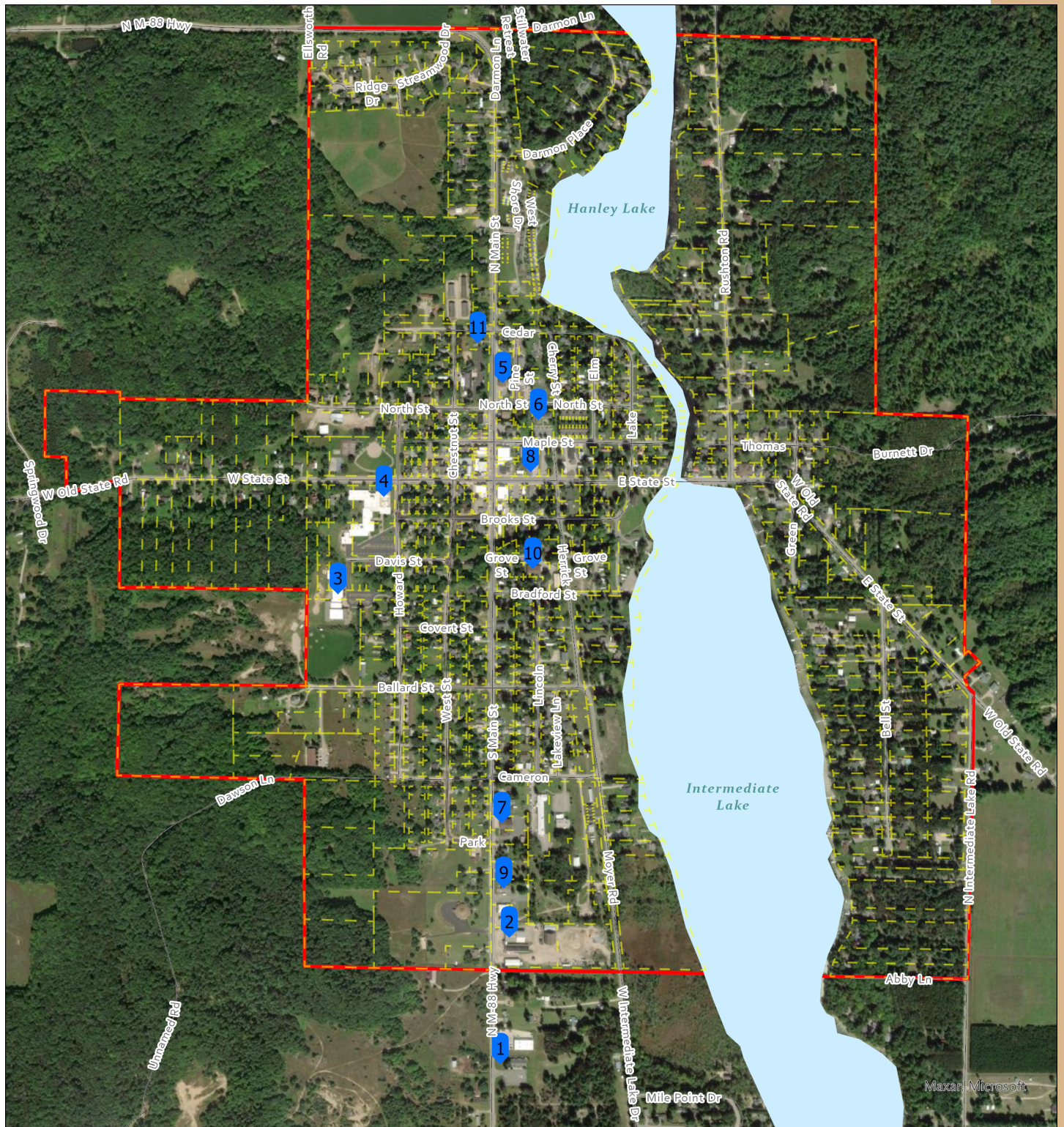
Civic Organizations:

- Central Lake Chamber of Commerce
- Central Lake Lions Club
- Veteran's Center
- Tip of the Mitt Watershed Council
- Intermediate Lake Association
- Paddle Antrim, Inc.
- Central Lake Historical Society

Churches:

- First Congregational Church
- Grace Community Church
- Seventh Day Adventist
- United Methodist Church

Figure 4-3: Community Services



Community Services

1 Central Lake Governmental Center/ Police Dept.	2 Antrim County Road Commission Garage	3 Central Lake Elementary School	4 Central Lake Middle/ High School	5 New Central Lake Village Hall	6 Central Lake District Library	7 Central Lake Fire Dept.	8 Post Office	9 Veteran's Center	10 DPW Garage	11 Chamber of Commerce
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 Central Lake Village Parcels
 Roads
 Water Bodies
 Central Lake Village

N

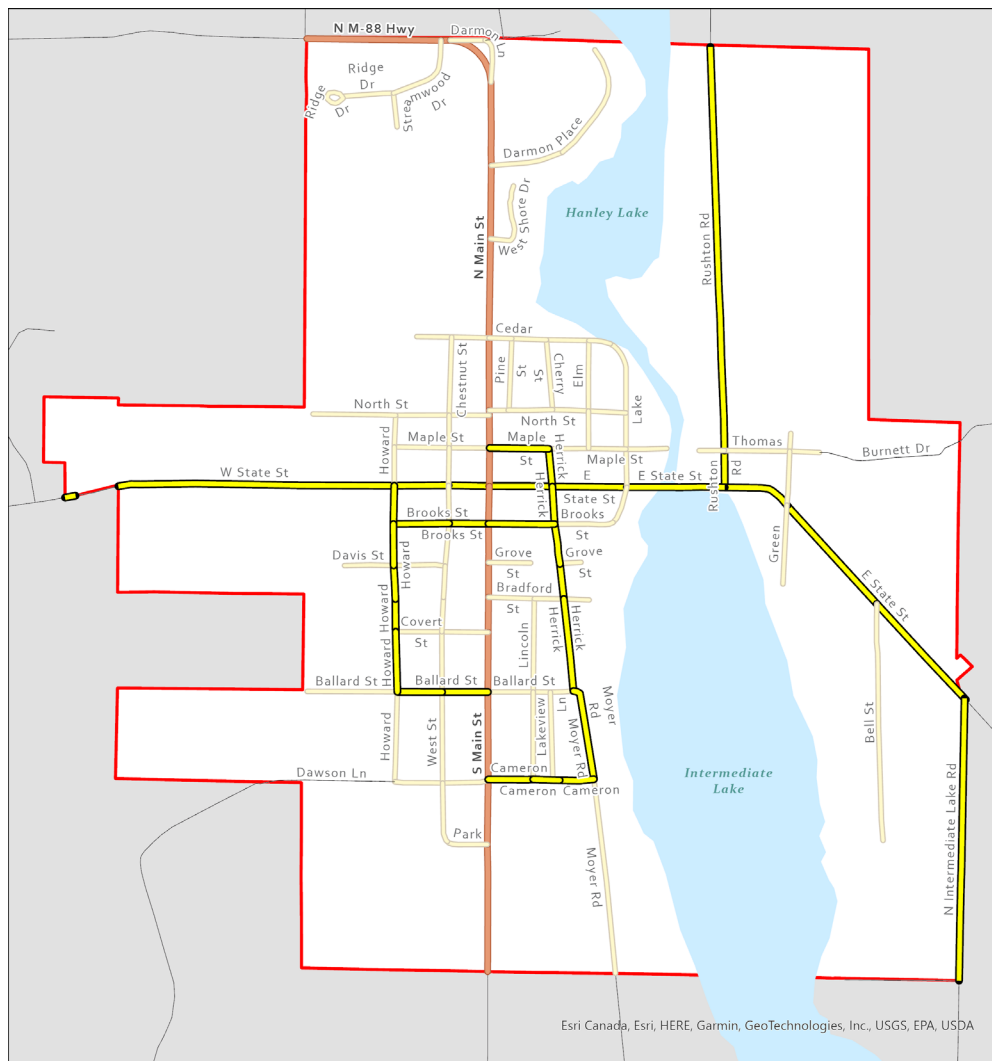
 0 0.13 0.25 0.5
 Miles

Transportation and Road Maintenance

Major roadways entering the Village are State Highway M-88 (Main Street) and County Road 624 (State Street). State highway M-88 primarily runs north-south through the Village and County Road 624 primarily runs east-west through the Village. The Central Lake Village Council is responsible for policy decisions regarding streets within the Village limits. The Village implements a 20-year road maintenance and improvement plan. Figure 4-4 illustrates the road system within the Village.

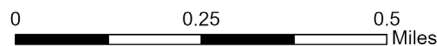
The Antrim County Transportation (ACT) provides an on-call Dial-a-Ride bus service within Antrim County, Monday-Friday, 6 am to 6 pm. For transportation needs beyond the County boundaries, ACT coordinates with similar transportation services in adjacent Counties. Additionally, ACT offers 'The Health Ride' service to provide transportation to Meijer in Acme on Tuesdays, and transportation to Kalkaska Hospital on Wednesdays, with 24 hour notice.

Figure 4-4: Transportation



Legend

- Central Lake Village
- City Major
- Water Bodies
- City Local
- Roads
- Private
- State Highway



Downtown Development Authority

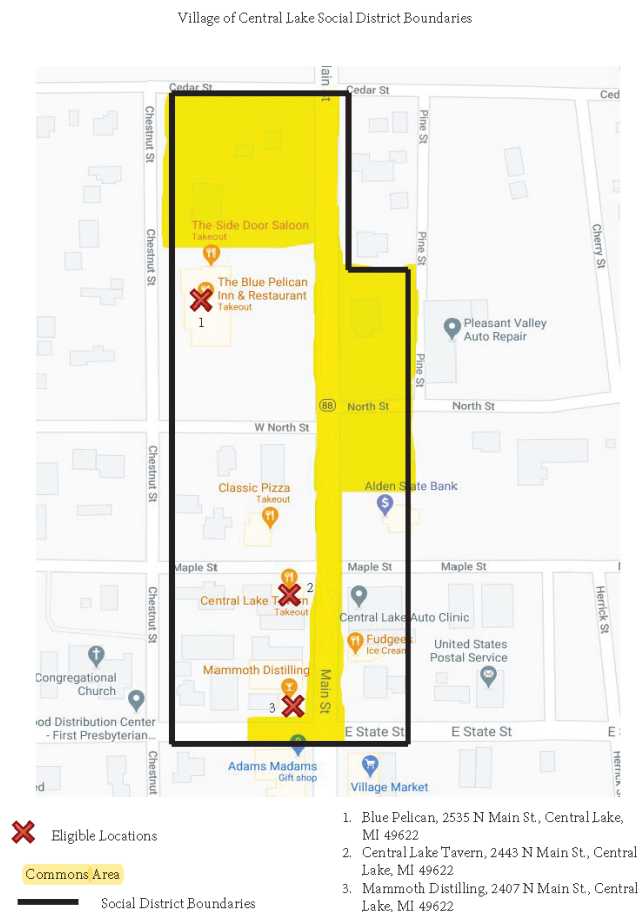
Since 2014, the Village of Central Lake has operated a Downtown Development Authority, as described previously in Chapter 1 of this plan. The DDA board meets on a quarterly basis at either the Main Street Pavilion or the Village Library. The location of the DDA district is shown on the Assessed Land Use Map, Future Land Use Map, and Zoning Map in this plan.

Social District

The State of Michigan enacted a new law intended to spur economic activity and provide flexibility for hospitality businesses by enabling the on-site sale and off-site consumption of alcoholic beverages in designated "Social District" areas. On July 1, 2020, Governor Whitmer signed House Bill 5781 into law (MCL 436.1551) creating the "Social District Permit," which allows local governments to designate a Social District within their jurisdictions. Businesses that are granted a Social District Permit may sell alcoholic liquor (beer, wine, mixed spirits, or mixed drinks) on their licensed premises to customers who may then consume the alcoholic liquor within the commons area of the Social District.

The Social District Map for the Village of Central Lake is shown below. The participating businesses with a Social District Permit include the Blue Pelican Inn & Restaurant, Central Lake Tavern, and Mammoth Distilling.

Figure 4-5: Social District Boundary, Common Areas, and Eligible Locations



Chapter 5

Recreation

Administrative Structure

The ultimate decision-making authority and responsibility for all park and recreation related projects and services resides with the Village Council. Routine park maintenance is handled by the Village staff, contractors and volunteers, operating under the direct authority of the Village Council.

The Village also has a Parks and Open Spaces Committee that oversees the general operation of parks and recreation services, including planning for capital improvement projects, budgets, rules and regulations, and resolving any conflicts with park guests. This committee meets on an as-needed basis.

The Parks and Recreation Committee and Village staff serve as a community sounding board on recreation matters, and bring the concerns of the residents to Village Council for consideration. The Village Planning Commission, in accordance with the Michigan Planning Enabling Act PA 33 of 2008, also provides recommendations regarding recreation planning to the Village Council, such as through the development and updating of the Village's 5-Year Master Plan/ Recreation Plan.

Relationships/Partnerships

Volunteers will continue to be an integral part of providing recreation opportunities in Village of Central Lake. While there is not a designated volunteer group, volunteers are solicited on as-needed basis to provide some of the labor for the Village "in-kind" match on projects as appropriate. Currently, volunteers are recruited to maintain the North Street Nature Trail, the Historical Museum (operated through the Central Lake Historical Society), and for special events, such as those held annually on the 4th of July weekend.

This recreation plan inventory includes facilities operated by the Central Lake Public Schools, which serves students and youth from the Village and Township of Central Lake, as well as other nearby townships.

In 2018, with assistance from the Grand Traverse Regional Land Conservancy, the Health Department of NW MI, and many volunteers, the Village created the North Street Nature Trail. This local non-motorized nature trail consists of a one-mile loop through upland wooded areas, located just outside the village limits within Central Lake Township.

In February 2022, the civil engineering firm, Gourdie-Fraser, Inc., completed a draft of the M-88 Non-Motorized Trail Feasibility Study. The study evaluated the feasibility of developing a 6.2-mile non-motorized trail on the east and west sides of M-88, connecting the Village of Central Lake, Central Lake Township, Forest Home Township and the Village of Bellaire. The Village, along with each of the other communities along the proposed route, contributed \$2,500 toward the preparation of the study.

The study included a survey of residents in the four jurisdictions along the proposed route. The results indicate that there are more people indicating they would personally use the trail than not. Those who are in opposition have a strong opinion as to why they are opposed, as seen in the comments provided above. Though these are strong oppositions against the proposed trail, the survey indicates that over 83% of respondents are in favor of the trail.

The Village of Central Lake intends to continue discussions and collaboration with the communities along the proposed trail route, the Top of MI Trails Council, MDOT and the Antrim County Road Commission regarding the proposed M-88 Trail Connector. The Village will also work with these entities to pursue the development of other potential non-motorized trails and bike lanes in the Village limits, in order to most effectively develop local routes that connect with the larger trail system in northern Michigan.

The Village has also partnered with the non-profit group Paddle Antrim, Inc. on improving non-motorized boating access at Thurston Park, as the site is a destination on the 100+ mile Chain of Lakes water trail. This State-designated water trail is made up of 12 lakes and interconnected rivers which flow into the East Grand Traverse Bay of Lake Michigan. The Chain of Lakes is divided into the Upper Chain and Lower Chain, separated by a dam in the Village of Bellaire. Intermediate Lake and Hanley Lake are located in the Upper Chain. The Village has passed a resolution approving the use of the Thurston Park site as part of the water trail and signed a partnership agreement with Paddle Antrim to ensure that maintenance is addressed and information on each site is accurate. There is currently wayfinding signage installed in Thurston Park for water trail users.

Parks and Recreation Budget and Funding Sources

Table 5-1 lists the current-year and projected annual budgets and government funding sources for parks and recreation facility operation, maintenance, and capital improvements. Potential future funding sources for parks and recreation projects would be MDNR recreation grants, MEDC grants, crowdfunding efforts, volunteer labor, and partnerships with local governments/non-profit organizations.

Table 5-1: Village Budget and Recreation Expenditures, FY 2021-2023

Village Funding Source	FY 2021	FY2022	FY 2023
General Fund	\$180,540	\$230,355	\$364,971
Campground Fund Expense	\$103,945	\$169,273	\$189,501
DDA Fund	\$15,231	\$5,673	\$4,310
Source: Village of Central Lake Treasurer, 11/28/2022 Note: FY ends Feb 28th			

Recreation Inventory

An inventory and description of existing recreation facilities located within or near the Village of Central Lake is provided below. Sites are grouped according to jurisdictional ownership. Public recreation facilities owned and operated by Village are described first, then other public sites, and finally privately owned recreation sites. The location of the public sites are shown on Figure 5-1. Pictures of recreation sites visited are included in Appendix H.

Site visits were conducted by Networks Northwest staff on May 13, 2022 of all Village-owned/operated recreational facilities in order to assess and rate each site's facilities utilizing the [2010 ADA Standards for Accessible Design](#) and the Federal Access Board's [2014 Accessibility Standards for Federal Outdoor Developed Areas](#). The ratings are identified in the Michigan Department of Natural Resources' Guidelines for the Development of Community Park and Recreation Plans and ranked 1-5 as follows:

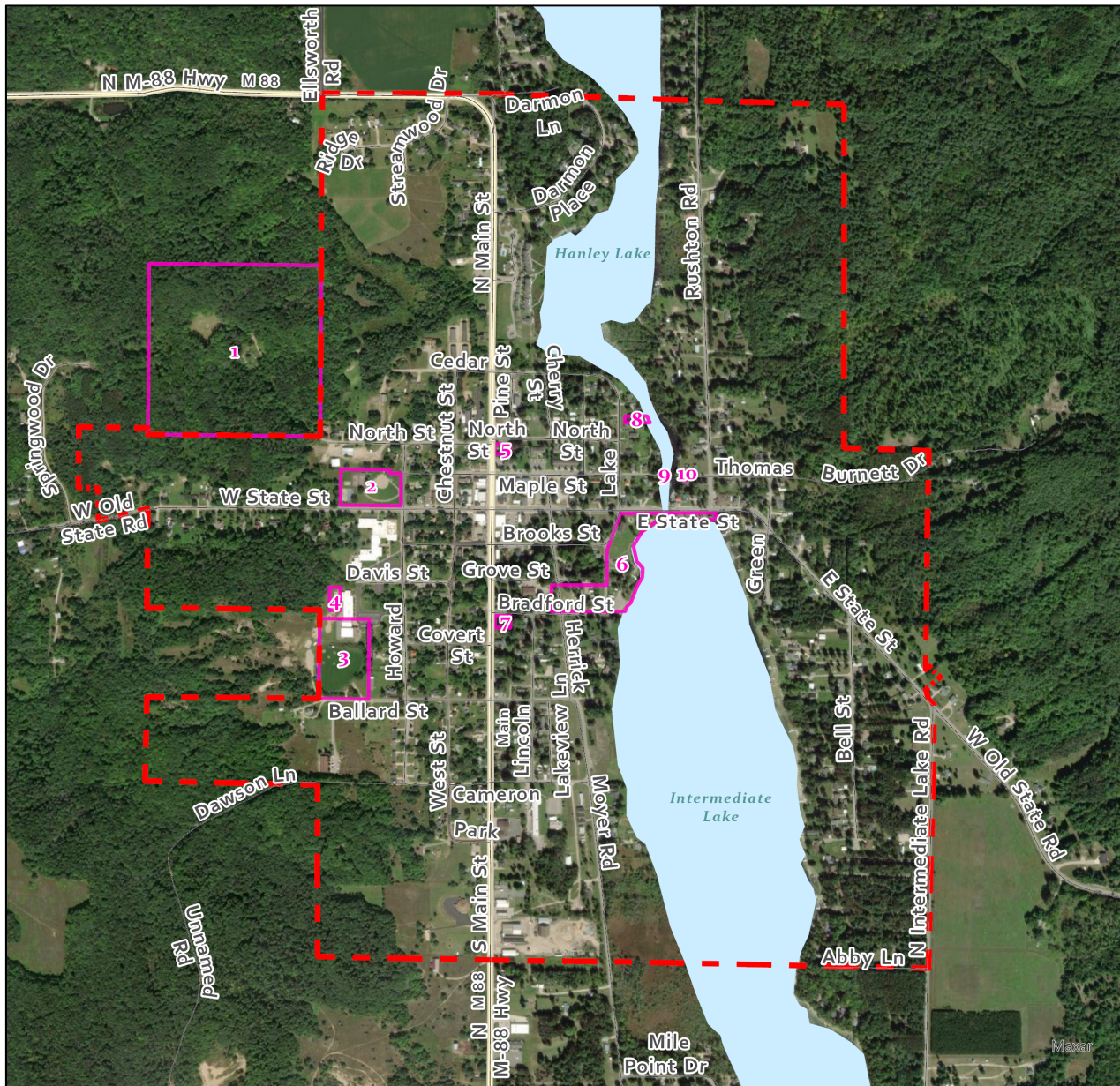
- 1 = None of the site elements meet accessibility guidelines
- 2 = Some of the site elements meet accessibility guidelines
- 3 = Most of the site elements meet accessibility guidelines
- 4 = The entire park facility meets accessibility guidelines
- 5 = The entire park was developed using the principles of Universal Design



Chapter 7 (Vision, Goals and Objectives) and Chapter 9 (Implementation) describe how the Village of Central Lake intends to improve the accessibility of their park and recreation facilities in the future.

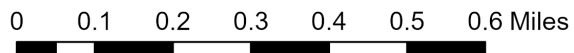


Figure 5-1: Village Recreation Sites

Village Recreation Sites



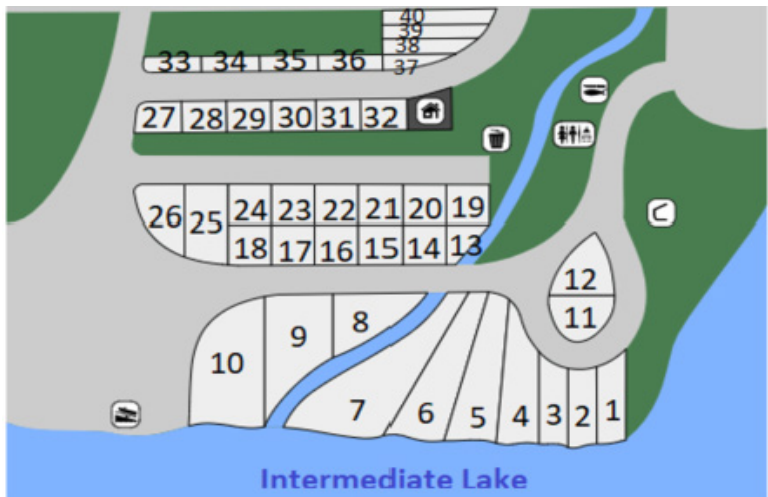
Legend	
	Central Lake Village
	Water Bodies
1	North Street Nature Trail Area
2	Ron Donaldson Park
3	School Ballfield
4	School Playground
5	Main Street Pavilion
6	Thurston Park and Campground
7	Historical Museum
8	Hanley Lk Public Access
9	Maple St. River Access
10	Thomas St. River Access



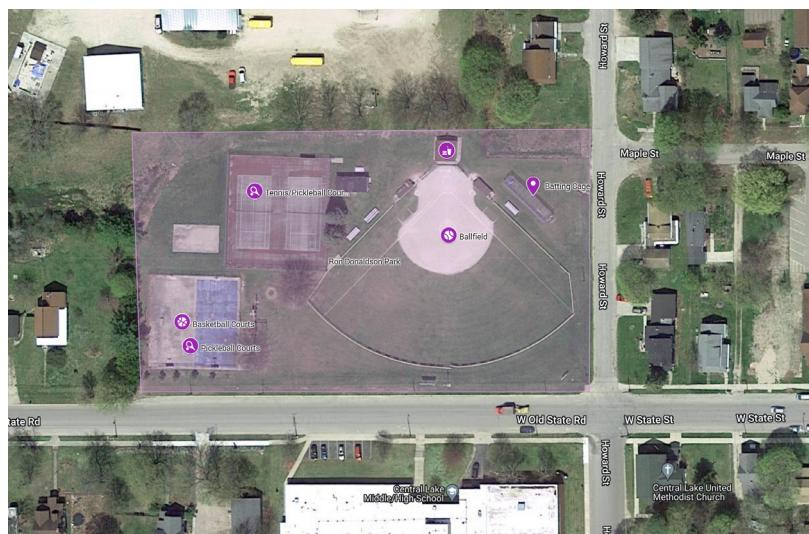
Village-Owned and/or Operated Recreation Facilities:

NAME:	Thurston Park and Campground
APPROX. SIZE:	7.5 acres
DESCRIPTION:	<p>Considered the Village’s “premier park” with access to Intermediate Lake, the park serves as a day-use park and is utilized for special events. The park also has a seasonal campground, which opens the last Saturday in April and closes the first Saturday in October.</p> <p>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.</p>
PRIMARY SERVICE AREA:	Village and Region; campground may also draw visitors from within and outside of Michigan.
FACILITIES:	<ul style="list-style-type: none"> • 40 campsites for RV and tent camping. All sites have electrical and Wi-Fi service. • Water is available for fill on Sites 1-26 • Electric and water hookups are on sites 33-35 • Full utility hookup service is available on sites 27-32 and 36-40 • A dump station is also available on the upper level campsite area. • Boat launch at end of Bradford St. with four rentable boat slips • Boardwalks/Docks • Restroom/Bathhouse Building • Fish Cleaning Building • Playground • Beach • Pavilions (3) – available for rental • Large pavilion with picnic tables, concession building • Smaller “Lions Club” pavilion with picnic tables and concession building, near covered BBQ pit • Small “Kiwanis” gazebo near the parking area off of State St. • Parking area along State St., east of the bridge over the Intermediate River • Chain of Lakes Water Trail wayfinding signage near the beach and playground, installed via an agreement with Paddle Antrim, Inc. as Thurston Park serving as a trailhead/rest stop on the water trail.

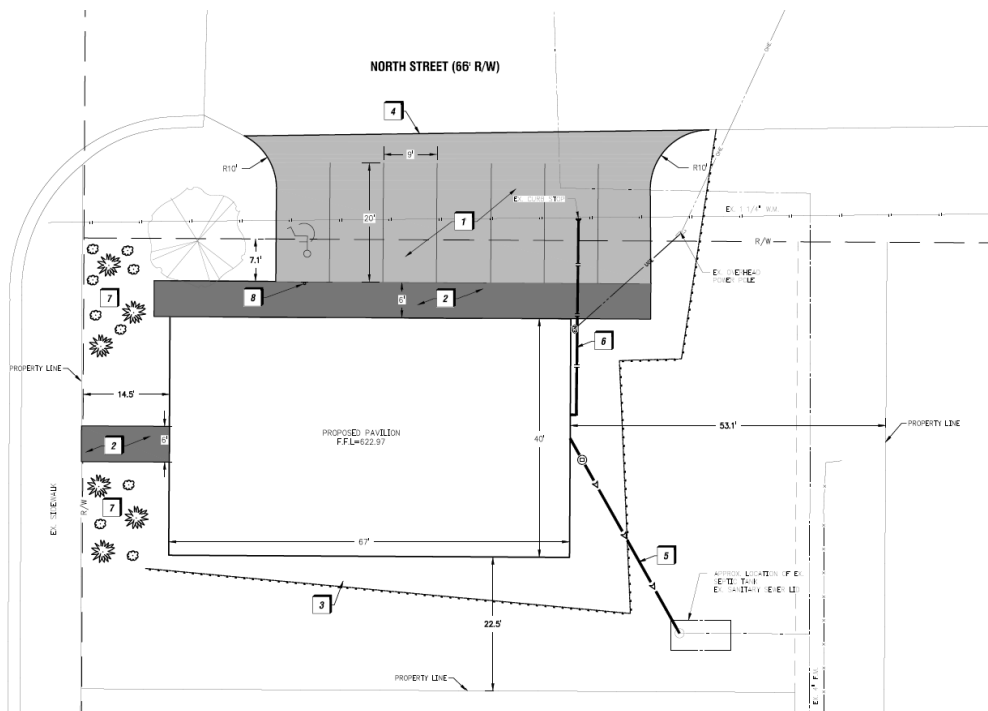
<p>ADA SCORE:</p>	<p>2 = some of the site facilities meet accessibility guidelines.</p> <p>Only campsite numbers 1, 12 and 32 are ADA accessible. The four (4) newer shower/restrooms, constructed in 2014 with funding from a 2013 MNRTF grant, and the 10-foot wide boardwalk along Intermediate Lake, constructed in 2018 with funding from an MEDC Project Rising Tide grant, are ADA accessible. One (1) of the five (5) permanent docks on Intermediate Lake, constructed in part with the Project Rising Tide grant in 2018, is 6-feet wide and ADA accessible.</p> <p>There are no accessible pathways leading from exterior roads and parking areas into the park. The older shower facilities are partially ADA accessible. The two (2) older restroom facilities, playground, beach, concession buildings, picnic tables, and fish cleaning building are not ADA accessible.</p>
<p>SITE PLAN:</p>	<p>See Figure 5-1 for the location of Thurston Park in the Village. The campground site map is shown below, followed by a general park site plan.</p>



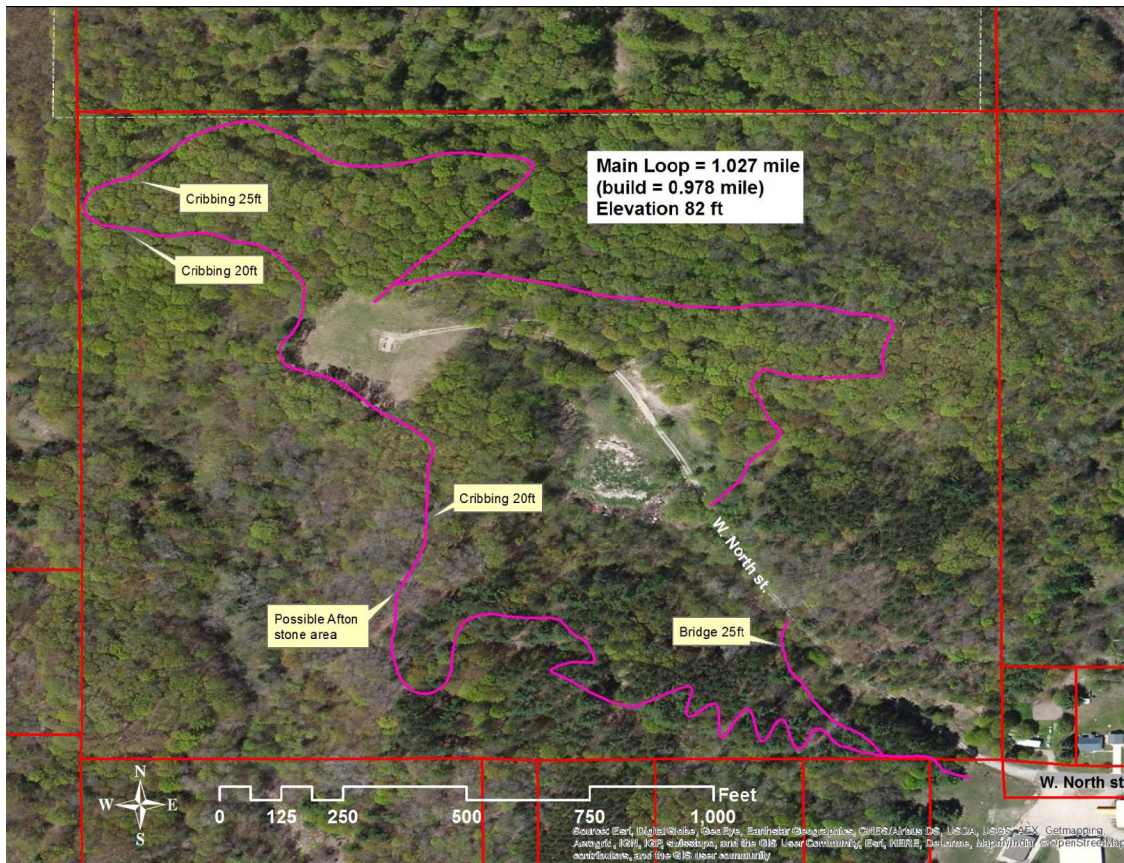
NAME:	Ron Donaldson Recreation Field
APPROX. SIZE:	3.1 acres
DESCRIPTION:	Community Sports Park
PRIMARY SERVICE AREA:	Village and surrounding communities
FACILITIES:	<ul style="list-style-type: none"> • Softball field with two dugouts, bleachers, batting cage and concession building • Two multi-purpose tennis courts/pickleball courts • Two multi-purpose basketball courts/pickleball courts • One wooden playground structure • Site also contains a Village water facility building with a generator and propane tank behind it. <p>The Ron Donaldson Field recreation complex is utilized for high school softball and is also available for general use by the Village of Central Lake residents for tennis, pickleball and basketball. The softball field is used for interschool games during the regular season, and has been upgraded to meet the appropriate Michigan High School athletic standards to allow for use of the fields for tournament and/or playoff games. Possible future site improvements may include: pathways connecting site features and parking areas; a restroom facility, concession building, pavilion, and a new playground – all of which would meet or exceed accessibility guidelines.</p>
ADA SCORE:	<p>2 = some of the site facilities meet accessibility guidelines.</p> <p>The surfaces of the tennis/pickleball and basketball/pickleball courts are firm and stable for accessible use. However, none of the other facilities are ADA accessible, nor are there accessible routes from street parking areas to the facilities.</p>
SITE PLAN:	See Figure 5-1 for the location of Ron Donaldson Park in the Village. A Site Plan is shown below.



NAME:	Main Street Pavilion
APPROX. SIZE:	0.21 acres
DESCRIPTION:	Community Pavilion located at the northeast corner of North and Main St. (M-88)
PRIMARY SERVICE AREA:	Village and surrounding communities; utilized for rentals, special events and the seasonal Central Lake Farmer's Market.
FACILITIES:	40'x70' open air pavilion with adjacent public restrooms and a storage room totaling 21'x19'. The pavilion has a concrete floor, picnic tables, trash cans, lighting, electrical outlets, and an adjoining, small paved parking area. This facility was constructed in part with the assistance of a Community Development Block Grant awarded in 2018 from the Michigan Economic Development Corporation, as part of the Project Rising Tide initiative.
ADA SCORE:	<p>3 = Most of the park facilities meet accessibility guidelines.</p> <p>The restrooms/storage room were locked and not accessed at the time of the site visit, but according to the site development plan, all new construction was to meet barrier-free standards.</p> <p>The picnic tables are not designed for Universal Accessibility.</p> <p>Accessible parking spaces have not been identified with a sign, at least 60" above the ground, that includes the International Symbol of Accessibility.</p>
SITE PLAN:	See Figure 5-1 for the location of the Main Street Pavilion in the Village. The following image is an excerpt of the Site Development Plan associated with the MEDC grant to construct the pavilion:



NAME:	North Street Nature Trail
APPROX. SIZE:	40 acres
DESCRIPTION:	Non-Motorized Nature Trail
PRIMARY SERVICE AREA:	Village and surrounding communities; utilized for youth outdoor education.
FACILITIES:	This wooded parcel, technically located just outside the Village limits in Central Lake Township, is owned/operated by the Village of Central Lake. The approximate 1-mile nature trail was completed in 2018 with a grant from the Health Department of Northwest Michigan and assistance from the Grand Traverse Regional Land Conservancy and local volunteers. There is a small gravel parking area, trailhead kiosk, and dog waste bag dispenser at the west end of North Street.
ADA SCORE:	1 = none of the facilities meet accessibility guidelines.
SITE PLAN:	See Figure 5-1 for the location of the North Street Trail in the Village. The image below illustrates the general layout of the trail.



NAME:	Maple Street and Thomas Street Road Ends
APPROX. SIZE:	N/A
DESCRIPTION:	Community public access for fishing and emergency fire dept. water access
PRIMARY SERVICE AREA:	Village
FACILITIES:	Located a block north of Main Street, these road ends on the east and west sides of the Intermediate River have signage that indicates they are for public access and fire and rescue access (water source or for accessing Intermediate River). The Thomas Street Road end is very overgrown with brush and trees, and it is nearly impossible to access the river via the steep embankment. The Maple St. access site is generally cleared of vegetation, but the approach to the water is not a firm and stable surface.
ADA SCORE:	1 = none of the facilities meet accessibility guidelines.
SITE PLAN:	See Figure 5-1 for the location of these sites in the Village. No site plan available.

NAME:	Potential Future Intermediate River Access – Lake Street
APPROX. SIZE:	0.2 acres
DESCRIPTION:	Parcel ID #05-42-150-034-00; vacant, residential-zoned lot that is owned by the Village
PRIMARY SERVICE AREA:	Village
FACILITIES:	This vacant parcel consists of mowed grass, an overhead utility line, and provides access to the Intermediate River. It is on level topography and is surrounded by single-family residential development. There is no signage on-site indicating the property is owned by the Village. The Village may pursue development of this site in the future for public access to the Intermediate River.
ADA SCORE:	1 = none of the facilities meet accessibility guidelines.
SITE PLAN:	See Figure 5-1 for the location of this site in the Village. No site plan available.

Other Publicly Owned-Operated Recreation Facilities within the Village (see Figure 5-1)

Central Lake Historical Museum at 2238 M-88.

Owned and operated by the Central Lake Historical Society. Events include participation in the DDA's "Window Night" and hosting tea gatherings at the Knowles House.

Ballfield, Basketball Courts and Playground off of Ballard St.

Owned/operated by Central Lake Public Schools, near the Central Lake Elementary School. This facility provides additional options for youth play and recreation to the local surrounding neighborhood and Village.

Privately-Owned/Operated Recreation Facilities within the Village

Bedell's Crossing – a private marina offering four boat slips, pontoon boat/cabin rentals and gasoline sales at 7724 E. State St.

Other Public Recreation Sites near the Village (See Figure 5-2)

Herrick Field

The Herrick Field Sports Complex is located south of the Village limits by about miles, at 1030 M-88, in Central Lake Township. The property is owned and operated by the Central Lake Public Schools. It includes two tennis/pickleball courts, a track, football field, ballfield and restrooms. This facility provides additional court sport options for Village residents and provides the Village, school district and surrounding communities with track/field and baseball sports facility options.

Intermediate Lake Access Points in Central Lake Township:

Houghton Road End – access on the west side of the lake

MDNR Boat Launch – located off of West Intermediate Lake Drive; access on the west side of the lake

South Street – located off of N. Intermediate Lake Road; access on the east side of the lake

Torch Lake Access Sites:

- Lake St. Access
- Alberta Rd. Access
- Meggison Road Access
- Wak-Wing Rd Access
- Burch Terrace Access
- Lake Ave. Access
- M-88 MDNR Boat Launch in Torch Lake Twp. (provides local and regional access)

Wilson Lake Access:

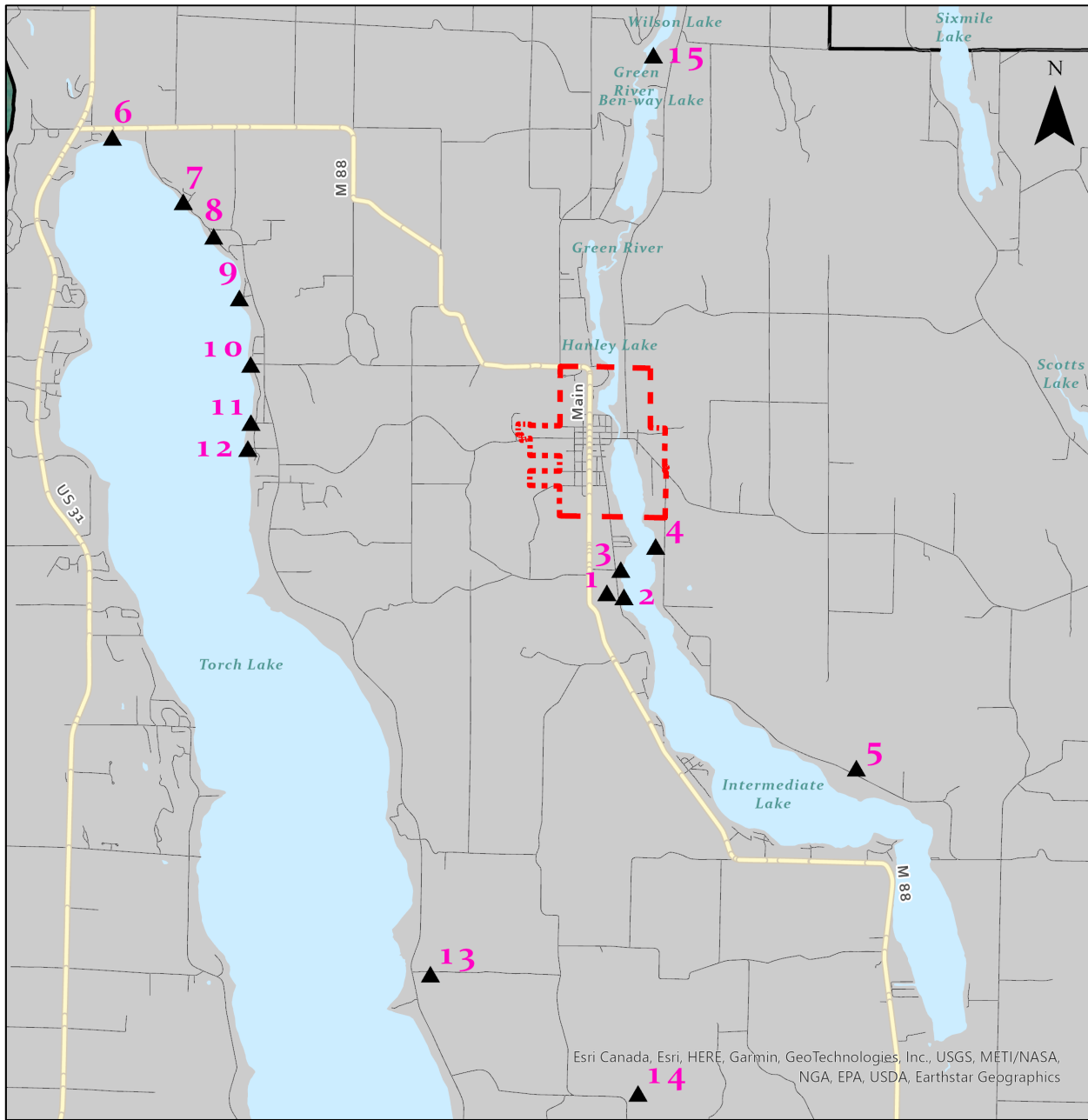
MDNR boat launch off of Rushton Rd., Central Lake Twp.; serves as a local water access point.

Hiking/Biking Trails – County and Regional Service Area

- Glacial Hills Pathway and Natural Area Trailhead - 814 total acre County Park in Forest Home Township and Village of Bellaire with 31.2 miles of non-motorized trails; used for mountain biking, cross-country skiing, snowshoeing, hiking and hunting. 3 day-use parking lots and 2 permanent restrooms/changing rooms.
- Torch Lake Nature Preserve - 95 acres of mixed hardwood forest with seasonal views of Torch Lake. Owned and operated by the Grand Traverse Regional Land Conservancy. 2.6 miles of hiking trails off of Robinson Road in Forest Home Township.
- Mohrmann Natural Area – 105 acre County Park in Kearney and Echo Townships with 1 mile of non-motorized trail; used for hiking, cross-country skiing, and hunting

Figure 5-2: Nearby Recreation Sites to Central Lake

Nearby Recreation Sites



Legend		0 3.2 Miles	
	Central Lake Village	1	Herrick Field Athletic Complex
	Highways	2	MDNR Boat Launch W. Intermediate Lake Dr.
	Roads	3	Houghton Rd. Lake Access
	Water Bodies	4	South St. Lake Access
		5	Mohrmann Park
		6	M-88 MDNR Boat Launch
		7	Lake Ave. Access
		8	Burch Terrace Access
		9	Wak-Wing Rd Access
		10	Meggison Road Access
		11	Alberta Rd. Access
		12	Lake St. Access
		13	Torch Lake Nature Preserve
		14	Glacial Hills Pathway and Natural Area Trailhead
		15	Wilson Lake Access

Proposed Regional Non-Motorized Transportation Facilities

In February 2022, the civil engineering firm, Gourdie-Fraser, Inc., completed a draft of the M-88 Non-Motorized Trail Feasibility Study. The study evaluated the feasibility of developing a 6.2-mile long, 14 feet wide, asphalt paved, non-motorized trail along the scenic highway M-88 within the public right of way. The trail would connect the Village of Central Lake, Central Lake Township, Forest Home Township and the Village of Bellaire, with the potential to also connect to a loop of the Glacial Hills Trail System.

The study was completed because the local communities have ranked multi-use trails among the most valued and desirable community recreational assets, and both the Village of Central Lake and the Village of Bellaire are committed to creating safe, healthy, and interconnected communities.

Additionally, Central Lake residents have promoted and created a non-motorized North Street Nature trail on the northwest end of the Village of Central Lake. This trail has shown huge success and is regularly used by residents and tourists of the area. With the wide success of their most recent trail, stakeholders in the area saw the proposed project as a great opportunity to promote community development in the area. The concept of this particular trail is new, with the initial discussions beginning in 2020, though the communities involved are dedicated to adding to and connecting additional miles of trail networks, neighborhoods, and destinations.

The proposed trail is intended to be located along scenic highway M-88 within the public right-of-way, and envisioned as an alternate means to travel between local destinations and as a linear park offering unique amenities and programs for residents and tourists. The Feasibility Study included a survey of those living along the proposed trail route. Survey results indicated that users have little preference on the side of the road, though the east side did have a slightly higher percentage of preference.

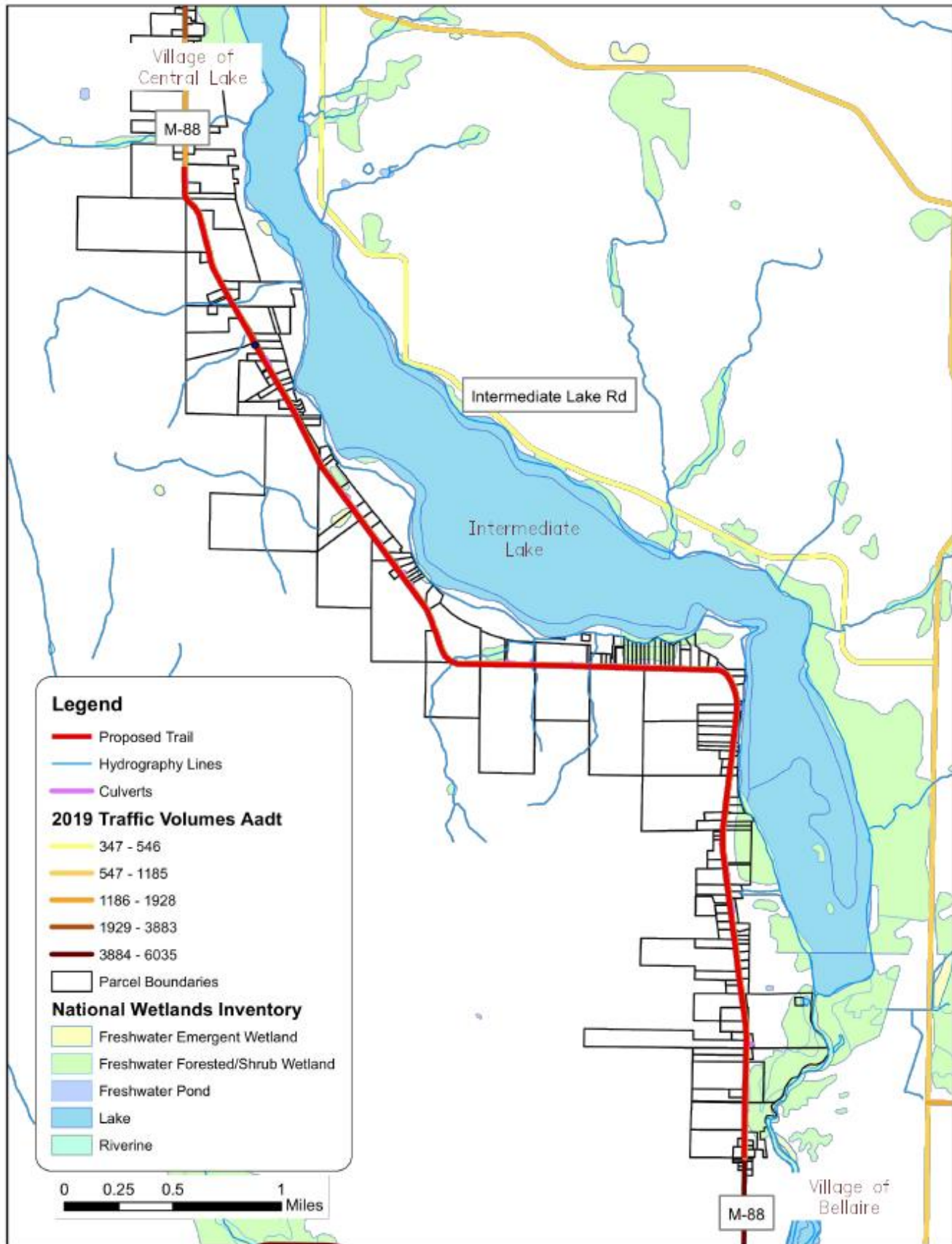
There are many reasons to have a non-motorized trail systems in communities which include, but are not limited to the following:

- Safe routes for residents, especially children, to get to the Village centers, recreation centers, parks, and schools
- Alternate transportation options
- Economic development and tourism enhancement
- Promotion of healthy living
- Linkage or “interconnection” between local communities

Research shows that trails make communities better places to live as well as visit. They encourage physical fitness and healthy lifestyles because trails are convenient places to get outside and exercise. They strengthen local economies, protect the environment, and preserve culturally valuable areas.

The Feasibility Study concluded that the cost of both routes is similar due to the two routes sharing many of the same characteristics and features. The variations in cost are the result of the challenges associated with each route. The west side of M-88 has a higher sloped right-of-way that could need retainage, a wetland crossing, and additional costs for tree removal and earthwork. The east side of M-88 will require more sedimentation mitigation due to the proximity to Intermediate Lake in some locations, as well as additional road crossing locations compared to the west side. The cost of the east route is roughly half a million dollars cheaper (\$1,402,188) compared to the west route (\$1,848,125) due to these factors.

Figure 5-3: Proposed M-88 Non-Motorized Trail Route



Past MDNR Grant Assistance Received by Village of Central Lake

A list of all MDNR grant-assisted sites and facilities for the Village is shown in Figure 5-4. Note that while the Village of Central Lake was the grantee for the 1978 Herrick Recreation Area LWCF grant, Central Lake Public Schools currently owns and operates that facility. The completed MDNR Post-Completion, Self-Certification Reports, including photographs of the park entrance sign and grant program acknowledgment plaques, are included in Appendix G. All grant-assisted sites are still existing and open to the public. There have been no conversions of use on any of the sites.

Figure 5-4: MDNR Grant History Village of Central Lake



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

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

Action Program

Please refer to Appendix A for the Action Plan - a table listing action items related to recreation improvements or land acquisition in the Village, along with estimated timeframe for completion, cost estimates, funding sources, and responsible party.

Rationale for Park and Recreation Facilities Improvements

Thurston Park- Campground Upgrades

This park campground is a very well used facility which draws tourists from considerable distances. Recent improvements include upgraded electric service, upgrading four restroom/shower facilities, and wireless internet service.

However, the shoreline has experienced some erosion, consequently the Village plans to implement some erosion control measures as part of the park improvements for the good of the park and to protect the water quality of the lake.

Thurston Park – Day Park

The day use portion of the park is a major draw for local residents and is well use. Recent improvements include wireless internet service, upgraded restroom facilities, and the addition of two boat docks near the boat launch and four additional docks near the north end of the park.

The need remains for the renovation or new construction of: public restroom facilities, playground, pavilion with concession stand, tables, and access routes within the park to be fully ADA accessible. These needs were expressed in the public input methods conducted to develop this plan.

Lake Street Parcel

This vacant parcel is currently owned by the Village. Future planned improvements consist of the construction of a 50-foot long, ADA-compliant, cantilever platform cantilevered along the Intermediate River for fishing access/nature viewing. An ADA-accessible, asphalt paved pathway would provide access to the platform from Lake Street. Developed fishing access sites in the Village are currently limited to those at Thurston Park, and this proposed improvement would provide an additional fishing access site in the neighborhood to the north of Thurston Park. Figure 5-5 is a general, proposed design of the fishing dock. The cost estimate for the construction materials (as of 6/20/22) is \$8,363.14.

Chain-of-Lakes Water Trail

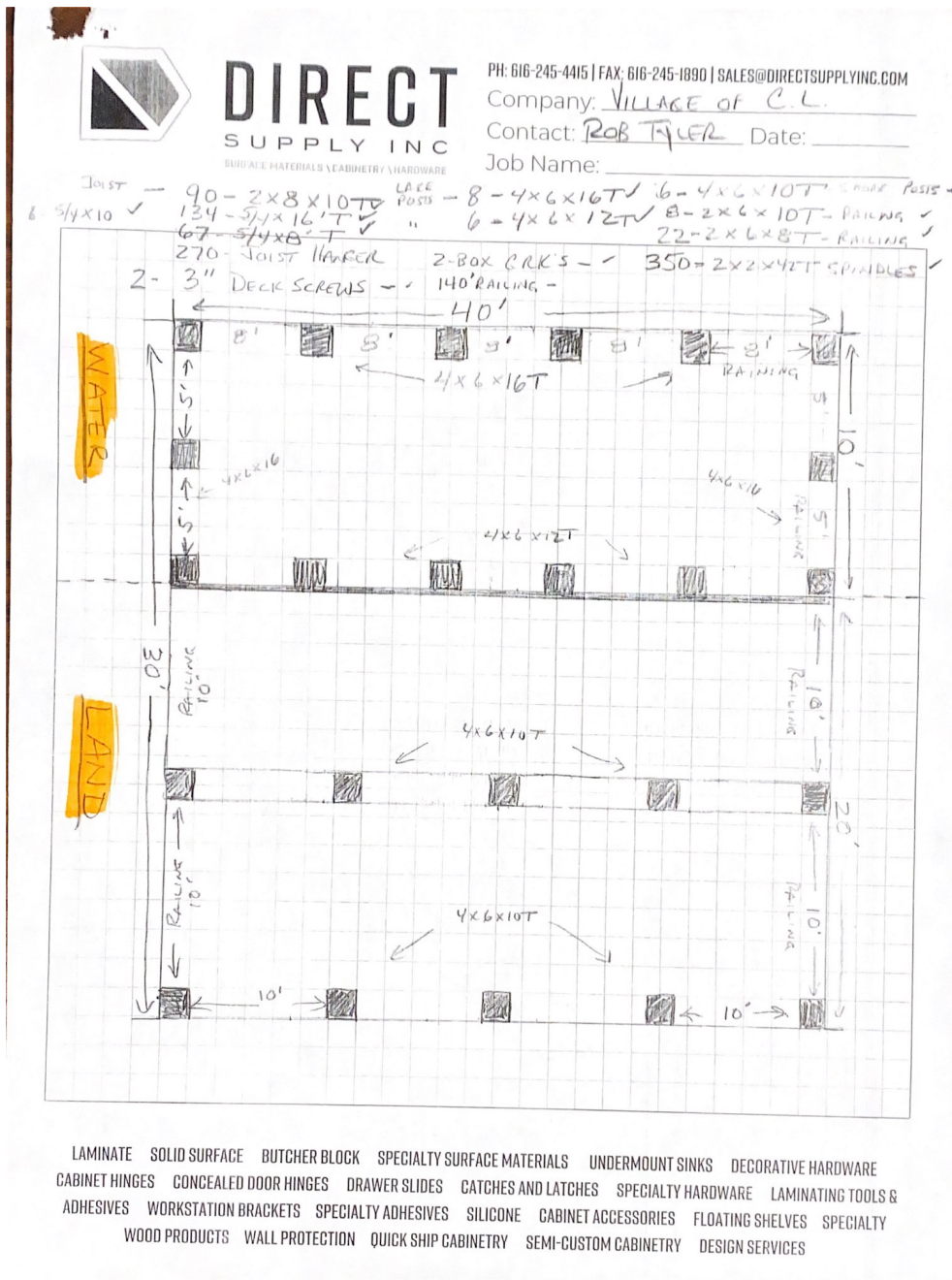
The Village of Central Lake is located on the Elk River Chain of Lakes, and is part of the Chain of Lakes Water Trail, a 100+ mile designated a state water trail by Michigan DNR in 2019. Paddle Antrim, Inc., in cooperation with the Village, has installed educational/wayfinding signage at Thurston Park about the Water Trail. The Village intends to maintain these in cooperation with Paddle Antrim. Additionally, the Village and Paddle Antrim have 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 received as part of this plan. Paddle Antrim and the Village have determined the most appropriate site for the installation of an accessible kayak launch would be on Village-owned property on the east side of the public boat docks on Intermediate Lake, just south of State Street.

Rationale for Property Acquisition:

Thurston Park

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 wishes to pursue the purchase of this property.

Figure 5-5: Proposed Design of Fishing Dock



Chapter 6

Planning & Public Input Process

Planning Methods

Networks Northwest staff met with the Village of Central Lake's Planning Commission on a 1- to 2- month interval basis, beginning in February 2022 through December 2022, to work incrementally on updates to the Village's 2013 Master Plan/Recreation Plan.

The [2022 National Recreation and Park Association Agency's Performance Review](#) metrics were applied to the existing recreation opportunities in the Village to help determine deficiencies in the Village's recreation system. The NRPA metrics indicate that the smallest agencies (those serving less than 20,000 residents) have one park for every 2,516 residents and have 12.9 acres of parkland per 1,000 residents.

In comparison, the Village of Central Lake has an abundance of parkland for its estimated 996 residents. The Village has 142.3 residents per park that the Village owns/manages (7 sites), and approximately 50 acres of parkland per 1,000 residents (est. 51 acres of Village parkland).

Residents have easy access to court sports (tennis, basketball, and pickleball); a softball field; access for water recreation on Intermediate River and Intermediate Lake; a short (1-mile) non-motorized nature trail; playgrounds; four pavilions; and a seasonal campground for tent or RV camping.

Parks with larger trail systems for destination hiking/mountain biking are found within a short 15 minute drive from the Village boundary in the nearby townships. However, based on public input received from the online survey

and an inventory of recreation facilities outside the Village (Chapter 5), there appears to be a deficiency of indoor recreation facilities, off-leash dog parks, programmed public recreation activities, connected non-motorized transportation infrastructure, connected ORV transportation routes, and youth-specific recreation activities within the Village and surrounding area.

Public Input Process

Efforts to obtain public input to inform the direction of the plan included the following:

- A Notice of Intent to Conduct Master Planning was mailed to the required local and regional governmental entities and public transportation and utility companies) as required by the Michigan Planning Enabling Act.
- An online survey was available to the public to participate in from May 6, 2022 to July 14, 2022 to obtain feedback on the current perception of and desired vision for the Village of Central Lake. The survey link was posted on Networks Northwest's project webpage for this Master Plan/Rec Plan Update; posted in the May 26, 2022 edition of the Antrim County Review; distributed to a list of known local stakeholders, including the Central Lake Chamber of Commerce; and shared during Networks Northwest's attendance at the June 28, 2022 Central Lake Farmer's Market.

A total of 158 participants completed the survey. Of those, 124 people answered the question asking how they are associated with the Village and/or surrounding Township; Figure 6-1 shown on the next page indicates that over half of those respondents were a permanent resident of the Village; 37% were permanent residents of Central Lake Township.

Questions in the survey were designed to obtain feedback on: first impressions; quality of life; preferences of master plan and future development priorities; recreation; one’s connection with the Village; and general participant demographics.

Regarding Village recreation, survey results indicate that Thurston Park is the most visited park, followed by the boat launch at Thurston Park; Ron Donaldson Park; North Street Nature Trail; Main Street Pavilion; Intermediate River access via docks located near State Street Bridge; Thurston Lake Campground; the playground/basketball courts behind the Elementary school; the ballfield at 826 Ballard St.; the Central Lake Historical Museum; and the Maple St. and Thomas St. access points to the Intermediate River.

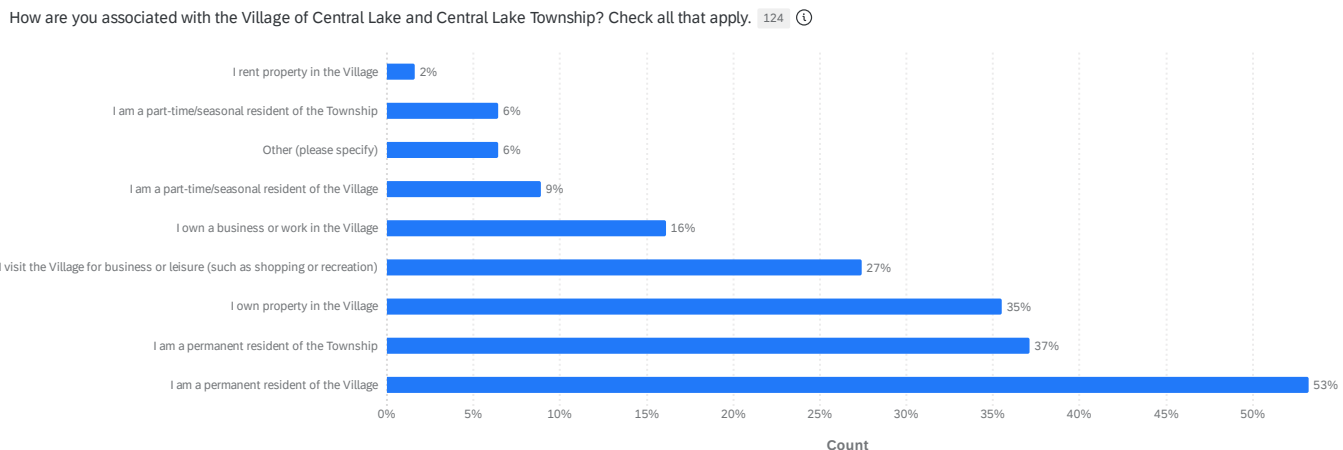
76% of respondents access recreation sites via personal vehicle; 51% by walking or running; and 21% by bicycle.

When asked if they want to see improvements to any of the current recreational facilities, 51% of respondents indicated they want to see improvements at Thurston Park; followed by 36% for the 4th of July events; 29% for the Farmer’s Market; 29% for Ron Donaldson Rec Fields; 28% for the Downtown Fall Festival; 28% for Downtown Window Nights; and 25% for the North St. Nature Trail. Refer to the Appendix for complete survey question responses.

- Networks Northwest staff attended the Central Lake Farmers Market on June 28, 2022 from 5-8 pm to inform the public about the Master Plan/Rec Plan update underway, and to obtain input on essentially what “works well” and “what doesn’t” in the Village, including any suggestions for future improvements. Maps of existing Village park facilities and current land use by parcel were on display. Feedback was obtained from 10 full-time Village residents; 3 Antrim County residents that utilize the Village for business/services; 2 part-time Village residents and 3 out-of-state visitors.



Figure 6-1: Survey Question - How are you Associated with the Village?



- An in-person Public Input Session was held at the Central Lake Governmental Center at 5:00 pm on July 21, 2022 to obtain public input on their vision for the Village within the next 20 years, regarding topics such as housing, schools/public services, recreation/natural resources, transportation, and commerce/local economy. This event was publicized via Networks Northwest’s project webpage for this Master Plan/Rec Plan Update; distributed to a list of known local stakeholders, including the Central Lake Chamber of Commerce; shared during Networks Northwest’s attendance at the June 28, 2022 Central Lake Farmer’s Market; and posted in the July 14, 2022 edition of the Antrim County Review.

Nine local residents attended this session and shared their thoughts and ideas when considering a future vision for the existing land use map of the Village and hearing a summary of the online survey results. Participants were also invited to complete a “dot survey” indicating their preference for the style and design of residential structures, mixed-use/commercial development, non-motorized infrastructure, and recreation facilities they would either like to see (indicated by green dot stickers) or not see (indicated by red dot stickers) in the Village. A summary of preferences is included in the Appendix.



Date: Thursday, July 21, 2022

Time: 5:00 p.m. to 6:30 p.m.

Place: Central Lake Governmental Center, 1622 M-88, Central Lake, MI

Beginning in winter 2021, the Village of Central Lake Planning Commission, with assistance from Networks Northwest, began working on an update to the existing 2013 Master Plan/Recreation Plan. This update has included a public input survey, as well as a review and update of the existing plan content. The July 21 Public Input Session aims to garner public engagement on the future vision for the Village’s downtown/economy, housing, recreation, public services, and more. Information received will inform the Goals and Objectives of the plan to guide the Village’s land use planning over the next five or more years. A summary of the recent public survey results received for the draft plan, along with light refreshments, will also be provided.

Draft Master Plan/Rec Plan content, the 2013 Master Plan/Rec Plan, and more can be found at nwm.org/CentralLakePlan.



- On January 19, 2023 notification of the draft of the Village of Central Lake 2023-2028 Master Plan/ Recreation Plan was sent, via email, to required public entities as part of the required 63-day public review period, per the Michigan Planning Enabling Act (PA 168, Article III, 125.3833, Sec. 33 (3)). A public notice of the draft plan availability was also posted on the Village’s Facebook page and website, and Networks Northwest’s project webpage.
- A letter dated March 8, 2023 from the Antrim County Planning Commission, indicated that the County Planning Commission had reviewed the draft plan and found no inconsistencies between it and the Antrim County Master Plan. No other public comment was received during this time.
- The Village of Central Lake placed a Public Notice in the April 13, 2023 edition of the Antrim Review, announcing a public hearing on the draft plan at a Special Planning Commission meeting to be held on May 10, 2023.
- On May 10, 2023 – A Village Planning Commission meeting was held to hear any final public comment on the draft plan and votes on whether to approve the plan, with any comments received that day incorporate, and recommend that the Village Council approve and adopt the plan at their next meeting; OR not approve the plan as it until it has been modified to represent concerns expressed/ comments received that day. No public comment was received. The Planning Commission voted to recommend the Village Council adopt the plan.
- May 10, 2023 – the Village Council, the highest governing body, voted at their regular meeting on whether to approve and adopt the plan.

Copies of the survey results, public input session summary materials, meeting notifications, certified meeting minutes for the public hearings, and Resolutions of Adoption, and Transmittal letters to the County and Regional Planning Agencies are included in the Appendix.

Input Summary

The input acquired from both the survey and the community engagement sessions generally aligns well with one another. This summary outlines the main themes that expressed from all three public input efforts. All data from the public input collection is located in the Appendix.

Input Themes

First impressions of the Village are more positive than negative; the most frequently mentioned responses: Small town, quaint, community, friendly people, family, hometown, downtown, lake, parks, outdoors, close-knit, peaceful, quiet, summer, tourist, rural, safe.

Things people like best about the Village

align with positive first impressions: small town; people are supportive, close-knit, friendly, and helpful; businesses are unique, charming, and generally meets most immediate needs of the community; easy to park and walk around; proximity to lakes/outdoor recreation, North St. Trail; the fact that there is a downtown with no stop lights; peaceful, quiet, quaint; quality services from the local fire dept./EMTs and school; 4th of July special events.

Negative first impressions and things people liked least about the Village,

listed in order of concerns indicated most frequently to least frequently:

Appearance – Blight; no curb appeal; empty storefronts; dilapidated buildings; dated; old; too many auto shops downtown; 4 corners downtown are not attractive for a new business to invest in; outdated; residents who don’t maintain their properties and have overgrown yards with junk; feral cats.

Local Business/Economy – not enough/ variety of quality restaurants and bars. No coffee shop, fast food. Cost of food. Too much alcohol. Don’t like the presence of a marijuana shop. Not enough businesses downtown. No doctor. Lack of jobs, no industry. The lack of

employment opportunities and housing options prevents young people from living and successfully earning a living in the area. Village does not want to grow.

Village Govt & Services – Poor water quality and the high price of water service. Taxes too high. Not having an annual cleanup day to get rid of junk. The “no burn” ordinance. Zoning laws; lack of enforcement. Fireworks after hours. Need more open communication from Village and Twp. to the residents on projects.

Schools and Youth – Class sizes continue to shrink – only 14 students in graduating class. Lack of youth resources/not enough for kids to do that isn’t just sports related.

Recreation – No open public restrooms - only open during special events. Porta-potties don’t count. Thurston park, softball field, playground, nowhere for to kids to hang out, esp. in winter. Buildings and rec facilities not accessible for people with mobility issues. Lack of recreation options/ variety of special events.

Roads – Intersections; poor sight lines when turning onto M-88 from the grocery store, speeding cars, condition of Old State Road heading east; general condition of street.

Housing – lack of affordable housing; older homes; noisy neighborhoods at night; blighted properties. Rental properties often have absentee landlords, which can result in neglected property maintenance. There has also been an increase in homes being purchased by investors for short-term rental use, which limits the supply and affordability of housing for year-round residents.

Suggested Improvements for Downtown:

Community Values:

- Important to maintain the views of Hanley and Intermediate Lakes.
- Safe and secure; close-knit community.
- Suitable for people of all ages.
- Should strive to maintain rural character.
- The North Street Trail
- Thurston Park facilities
- Location in northern MI

Top 5 priorities the Master Plan/Rec Plan should focus on:

- Downtown
- Parks and Open Spaces
- Community Beautification
- Preservation of small town, rural character
- Redevelopment of vacant/underutilized properties

Top 3 Preferred Local Economic Sectors for the Future

1. Commercial/Retail
2. Hospitality/Tourism
3. Medical

About 66% of survey respondents think that the Village should have more development. The top types:

1. Restaurants/ Food Trucks
2. Parks and recreation facilities
3. Small retail shops
4. Residential housing
5. Light industrial
6. Visitor lodging
7. Marine/Bait shops
8. Personal/Business Services (including doctor/ medical services)

Preferred Housing Types by Type*

1. Single-family residential
2. Affordable housing (multi-family, accessory-dwelling units, manufactured homes, duplexes, tiny homes, apartments)
3. Senior living

* It was emphasized to also maintain existing homes currently built before adding new residential units.

- Make it an exciting and active place.
- Provide quality landscaping (improved mowing/trimming; clean out storm drains; remove dead trees) and streetscapes (i.e., signage, benches, lighting).
- Improve ADA accessibility. Wheelchairs are unable to access most entryways to buildings.
- Increase blight enforcement.
- Improve non-motorized infrastructure to provide safe places to walk and bike through town.
- Allow ATV's on M-88 to connect to nearby ORV trails.
- Provide free Wi-Fi downtown (Note: currently available at the Library, North St. Pavilion, and the local laundromat business downtown.)
- Former East Jordan Family Health Center building at 7960 E. State St. has been vacant since it closed in 2016. 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. The Village may need to contact the owner (a federally-funded organization) regarding concern for letting the building sit vacant for so long with no ability to generate property tax income for the Village.
- Fill vacant buildings, such as the one at 2487 N Main St (former gas station). A potential re-use of this building would be a restaurant that would fit in with the established Social District overlay. It is 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 for business rental purposes.
- More restaurants offering more variety and more consistent hours of operation.
- 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, but limited business hours prevent her from doing so. 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.



Suggested Improvements for Local Government and Public Services

- 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). Survey results indicated most people prefer e-mail notifications, followed by social media or website notices.
- 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.
- Improve blight enforcement.
- Improve water quality/service.
- Concern with lack of regulation of septic system failures – county should put a septic ordinance in place.
- Provide more full-time Fire and EMS workers.
- Provide more broadband internet providers/plan choices to reduce the cost of service
- Work with cellular service providers to have more access points/cellular coverage.
- Improve the Central Lake Public School system’s aging buildings and improve the quality of education. The district should merge with Ellsworth and Bellaire school districts.

Suggested Improvements for Recreation Facilities

- Keep up with regular maintenance - cleaning, watering grass at the ballfield, painting.
- Restrooms – open and maintained
- New picnic tables (should be ADA accessible)
- Add more benches at Thurston Park
- Playground – more updated equipment/more things to play on
- Expand beach area/ designate safe swim area at Thurston Park
- Less marshiness at Thurston Park
- Larger and paved campsites
- New/better signage for other rec sites/ promotion
- Rebuild the entire softball field at Ron Donaldson Park.
- Funding/staffing/promotion of Historical Museum
- Farmers Market – more vendors, water fountains, food truck, coordinate event timing with other businesses
- Car show – more participants, consistency, bigger, promotion/awareness
- 4th July – food trucks, more stuff to do after parade, bigger and better,
- DDA events – better advertising/awareness; hold during a weekend, not a weeknight.
- More family friendly events, less booze
- Improved basketball courts

New Recreation Facility Development

- Thurston Park: develop a universally-accessible access ramp from the parking area by the State St. bridge down to the floating docks on Intermediate Lake and to other park features.
- Develop a universally- accessible trail loop through the Village that connects to the North Street Nature Trail. Potential to partner with a local resident/property owner nearby to have the trail go through his property.
- New Restrooms – open and maintained
- Non-Motorized investments: paved & mountain bike trails; bike lanes; expand N. Street Trail; develop Bellaire trail connector.

- ORV trails/ORVs allowed on roads
- Community hall/indoor public space
- Off-Leash Dog Park
- Outdoor gym equipment
- Pickleball leagues
- Rec programming – classes for kids and adults/seniors
- Disc golf course
- Bowling alley
- Movie theater
- Teen center
- Mini golf
- Petting zoo
- Historical education events
- Shuttles to wineries and breweries
- More parks
- Indoor swimming pool and/or fitness center – something to do in winter

Suggested Improvements for Redevelopment

The vacant parcel of land at 2080 Moyer Road (Parcel ID 05-42-023-045-00) has historically been occupied by De-Sta-Co Manufacturing Company. The current owners are listed as Dover Industrial Products and Central Lake Ind/De-Sta-Co of Downer's Grove, IL. The property is currently listed by EGLE as having two Part 201 Sites of Environmental Contamination; contamination is only partially known, with risks from chlorinated VOCs/SVOCs, and "Elements/Metals/Other Organics". This is waterfront property, on Intermediate Lake, and is currently in the Village's Residential Zoning District, with a corresponding planned Future Land Use of "Residential".

The Village of Central Lake intends to contact the Antrim County Brownfield Redevelopment Authority¹ and the Northern Lakes Economic Alliance for their advice regarding brownfield funding and other economic development tools that could be applied to aid in redevelopment of the site. Environmental site investigation work will be necessary to fully determine the type and extent of contamination and the amount of remediation required to meet either the desired EGLE applicable residential direct contact cleanup criteria or commercial-use cleanup criteria requirements, depending on the type of future uses desired.

¹ To encourage brownfield redevelopment, the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (excerpt from Act 381), allows local units of government to establish one or more Brownfield Redevelopment Authorities (BRAs) to identify and plan for reuse of brownfield properties. BRAs can adopt brownfield plans, which identify the eligible activities to be conducted on an eligible property, and provide for the use of tax increment financing to capture property taxes to reimburse the costs of the eligible activities. The property owner may also apply for a Single Business Tax Brownfield Redevelopment Credit for eligible investments made at an eligible property if included in a brownfield plan adopted under Act 381. (Source: DEQ, Brownfield Redevelopment Authorities)

Chapter 7

Vision, Goals and Objectives

The vision, goals, objectives, and action strategies are intended to guide future decisions about the development of the Village of Central Lake in a manner that reflects the community's values and priorities. These goals were developed based on review of existing conditions and input from:

Community Master Plan/Rec Plan Online Public Survey (May 6, 2022 – July 14, 2022)

Public Input Sessions at the Central Lake Farmer's Market (June 28, 2022)

Public Input Session at the Central Lake Governmental Center (July 21, 2022)

Discussion at Village Planning Commission Meetings (February – December 2022)

Based on input from the efforts outlined above, Tables 7-1 and 7-2 list the Village's key assets to preserve and enhance, as well as areas for improvement.

Table 7 - 1

Village of Central Lake - Assets to Preserve and Enhance

- The Downtown
 - Historical Buildings
 - Library
 - Post Office
 - Commerical Facilities that meet basic needs
 - Walkable business district
 - Adequate parking
- Parks, lakes and recreation features
- Water quality
- Affordable Housing
- Small, Rural Town Character
 - Safety
 - Friendliness and helpfulness of the people
 - Quiet and peaceful
 - Quaint and charming
 - "Partnership" business/residents
- Local School System
- Many Churches
- Seasonal Resort Community
- Quality Fire/Police/EMS Services
- 4th of July Events

Table 7 - 2
Village of Central Lake - Areas for Improvement

- Community Appearance:
 - Poor property maintenance/blight
 - Vacant and dilapidated buildings in the business district
- Create environment for new and existing business growth
 - Need to redevelop vacant/underutilized properties
 - Not enough variety/quality of restaurants and bars
 - No medical clinic
 - No coffee shop or fast food option
 - Lack of industry/employment opportunities to retain younger population
 - Buildings downtown are mostly not ADA accessible
- Village Government & Services
 - Drinking water aesthetics
 - No annual cleanup day to get rid of junk
 - Dislike of the “no burn” ordinance (can’t burn leaves or trash)
 - Lack of enforcement of Village ordinances
 - Fireworks/noise in neighborhoods at night
 - Need more open, current and streamlined communication from the Village to residents on news, meetings, events, etc.
- Central Lake Schools and Youth
 - Concern about continued shrinking class sizes
 - Lack of year-round youth resources/activities, especially activities that are not just sports-related
- Recreation
 - Lack of awareness of open/available public restroom facilities
 - Recreation facilities are mostly not accessible for people with mobility issues
 - Lack of a variety of recreation options and special events
 - Want to see improvements to Thurston Park and Ron Donaldson softball field.
 - Lack of non-motorized trail infrastructure within the Village and connecting to Bellaire
 - Roads
 - Poor sight lines at intersections with M-88
- Housing
 - Need more affordable housing
 - Have many older homes that need renovation
 - Blighted properties
 - Noisy neighborhoods at night
 - Rental properties owned by absent landlords often are blighted

Definition

In order to appropriately administer goals, objectives and strategies – and to ensure that progress is being made toward the community’s vision – it’s important to understand the roles of each and their relationship to each other.

- Vision is the preferred future of the community, and serves as the basis for planning goals and objectives.
- Goals provide general direction and serve as a description of the desired future. They address issues and specific needs, but are broad in scope.
- Objectives are a means of achieving goals, and are attainable.

Action Strategies set forth the specifics necessary to accomplish objectives. One strategy might be used to accomplish multiple objectives; or an objective might require multiple strategies. Action strategies identify implementation tools (such as zoning changes) and the responsible parties involved in meeting goals and objectives.

Vision for the Village of Central Lake’s Preferred Future

The Village of Central Lake is home to a thriving downtown, year-round tourism, a variety of quality housing choices for its diverse population, and unique small-town character. High-quality recreation opportunities, community events and festivals, exemplary schools, a pristine natural environment, restaurants, and shops in the Village provide economic well-being and a high-quality of life for residents of the Village and surrounding communities. The vibrant downtown provides a mix of services and shopping and dining venues that meet the needs of residents and visitors, while quality, cost-efficient infrastructure draws new economic investment to the community.

Goals

The goals and objectives of the Village include these areas of focus:

- Village Government
- Community Development & Revitalization
- Housing
- Recreation
- Natural Resources & Environment

These are the focus areas in which the Village’s capacity, resources, and experience can be most effectively leveraged to support the collective Vision.

VILLAGE GOVERNMENT

Goal: Provide efficient, cost-effective, and proactive public services that adequately meet the community's existing and future needs.

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.
- 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.

Objective 2: Provide cost-effective, high-quality Village water and sewer services.

Actions:

- a. Continue to improve the quality of Village water service.
- 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.

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. Annually review the Village Zoning Ordinance to ensure it meets the Village's vision and goals, and update it as needed.
- 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.
- d. Ensure that proposed future land developments/improvements are completed, where possible, in coordination with scheduled public utility, facility and services improvements.
- 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.
- f. Ensure meeting agendas and minutes are posted on the Village website in a timely fashion.
- g. Consider having Planning Commission meetings later in the evenings to encourage more public participation during after-work hours.
- 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.

COMMUNITY DEVELOPMENT & REVITALIZATION

Goal: Create an active and attractive downtown environment with a diversified local economy, while preserving the natural environment and small town character.

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:
 - 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)
- b. Consult with [NLEA](#) to evaluate economic development tools and services that would best assist existing businesses with job retention and growth.

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. 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.)
- c. Retrofit older downtown commercial buildings so that they are ADA accessible.

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.
- 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.
- c. Coordinate downtown events with local business hours of operation, so that patrons can visit more of the downtown businesses and enjoy the local ambiance.
- d. Consider moving weeknight DDA events during the school year to weekends, to encourage more participation.
- e. Provide activities at special events that cater to all age groups.
- f. 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.
- g. Improve the frequency and variety of special events.

HOUSING

Goal: Provide suitable housing opportunities for all income levels and age groups.

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.
- b. Consider developing a Short Term Rental ordinance and licensing process.

Objective 2: Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness 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. (For example, the MSHDA Neighborhood Enhancement Program helps property owners of low to moderate incomes upgrade and repair their homes to address health and safety code violations.)

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.

RECREATION

Goal: Maintain, improve and expand Village recreational opportunities.

Objective 1: Preserve, maintain and improve Village public parks, access sites and natural areas.

Actions:

THURSTON PARK

- a. Implement erosion control measures to protect the park's natural areas, infrastructure, and the water quality of Intermediate Lake.
- b. Provide more shade areas and accessible picnic tables.
- c. 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:

- Construct a new, universally accessible playground.
- Construct ADA accessible pathways that connect parking areas and recreation features.
- Redevelop the large picnic pavilion, concession stand and restrooms to be ADA accessible.

RON DONALDSON FIELD COMPLEX

- a. Construct a new, universally accessible playground.
- b. Construct ADA accessible pathways that connect parking areas and recreation features.
- c. Redevelop the concession stand to be ADA accessible.
- d. Construct ADA accessible restrooms.
- e. Construct a picnic pavilion.

NORTH STREET NATURE TRAIL

- a. Continue the utilization of volunteers to maintain the trail system.

MAIN STREET PAVILION

- a. Provide ADA accessible picnic tables.
- b. Farmer's Market – work to obtain more vendors; provide food trucks; better promotion

INTERMEDIATE RIVER ACCESS

- a. 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.

SPECIAL EVENTS

- a. Car Show – strive to obtain more participants and better promotion/awareness
- b. 4th of July – provide food trucks, more activities to do after the parade
- c. DDA Events – hold on weekends instead of weeknights; improve advertisement/awareness
- d. Provide more family-friendly activities

Objective 2: Purchase or lease land to increase recreation opportunities for residents and visitors.

Actions:

- a. Discuss potential land use agreements with Central Lake Township or other property owners to expand the North Street Trail system.
- b. 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.

Objective 3: Support cooperative recreational planning and development with the surrounding townships, non-profits and schools.

Actions:

- a. 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.
- b. Assist the Central Lake Historical Society with promotion of their historical education efforts.
- c. 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.

Objective 4: Provide accessible, non-motorized infrastructure that connects the Village parks, neighborhoods, downtown businesses, and the school.

Actions:

- a. 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.
- b. Continue to implement a Village sidewalk improvement program to improve and expand sidewalks, and repair as needed.

Objective 5: Provide new recreational opportunities within the Village.

- a. Consideration of providing the following new recreational opportunities:
 - An ADA-Accessible kayak launch to be placed on Village-owned land on the east side of Intermediate Lake, east of the public boat docks on the south side of State Street.
 - Off-Road Vehicle trail connectivity (ORVs to be allowed on the roads)
 - Off-leash dog park – possibly in the location of former Village wastewater drainfield.
 - Historical education programs – coordinated amongst Central Lake Schools and the Historical Society
 - Recreation programming for kids, adults and seniors
 - Shuttles to area wineries/breweries (could be done on a trial basis first)

NATURAL RESOURCES & ENVIRONMENT

Goal: Protect and preserve the Village's natural resources, including the waterfront areas and other environmentally sensitive areas.

Objective 1: Evaluate the environmental impact of all new development.

Actions:

- a. Explore options to limit the amount of impervious surface for development projects.
- b. Continue to minimize direct stormwater discharge into rivers and lakes.

Objective 2: Protect the quality of groundwater and surface water (Hanley and Intermediate Lakes, shorelines, and tributaries)

Actions:

- a. Continue to improve and maintain road stream crossings to minimize the impact on water resources (i.e., upsize culverts).
- b. Utilize native plants in public landscaping projects.
- c. Continue collaboration with the Intermediate Lake Association and Tip of the Mitt Watershed Council for water quality data collection and reporting.

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Chapter 8

Future Land Use & Zoning Plan

The Future Land Use Map and district descriptions translate the Plan’s goals, objectives, and action statements into future land use policy. Future land use district boundaries and recommendations are based on existing land use, environmental conditions, social and economic characteristics, available public services and facilities, and community goals and objectives.

The map and district descriptions identify desired future land use development patterns and approximate locations for each district. This map is not intended to be parcel-specific, and as such does not reflect precise boundaries or dimensions of future development. Rather, the Future Land Use Map is a long range guide that describes the intended character of the Village’s neighborhoods and districts, and portrays a general land use arrangement.

The map and descriptions included in this chapter are intended to ensure that existing land uses can continue while allowing for well-planned growth and investment that protects and enhances local assets. As such, the Future Land Use Map and district descriptions will serve as a guide for the Village, residents, property owners, developers, and other stakeholders when considering new policies, current issues, land use and zoning decisions, public improvements, and community investments.

Future Land Use and Zoning Maps

The Future Land Use Map and Zoning Ordinance are closely related, but not interchangeable, community land use policies. The Master Plan is a guide for land use 20 or more years into the future; the Zoning Ordinance regulates the use of land in the present. The Master Plan is not a binding, legal documents; the Zoning Ordinance is a law.

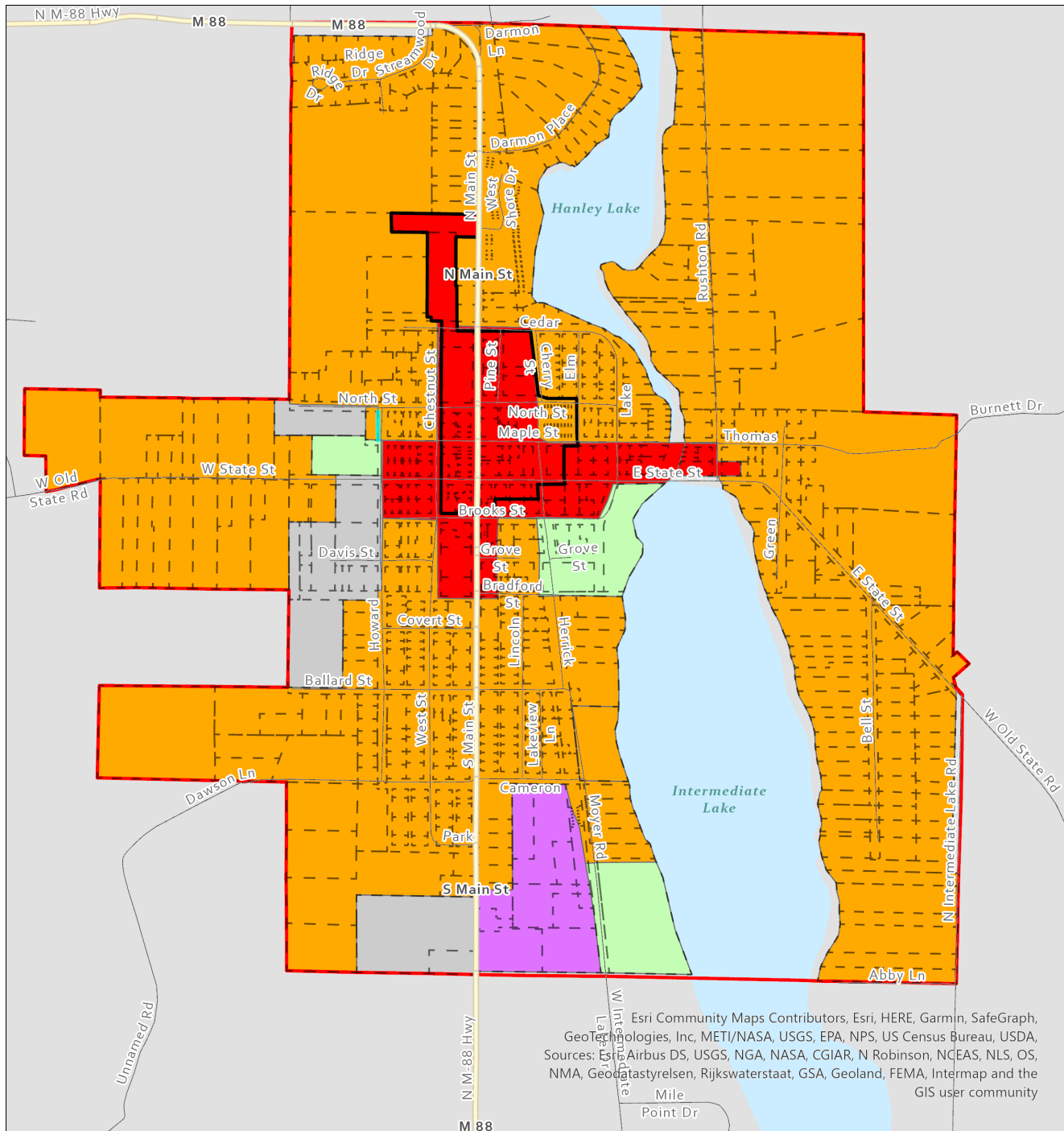
It’s important to note that some future land use classifications may be the same as the existing zoning classification for that area, while in some cases the recommend future land use is different from the existing zoning or use. This means that in some cases, to use a property for a use as identified in the Future Land Use Map does not, in and of itself, change the existing zoning in an area. A property owner must use the property as it is currently zoned. Changes to zoning are subject to an application and review process that provides for legal review, Planning Commission and Village Council action, and numerous opportunities for public comment.

The recommended Future Land Use Plan suggests locations for 5 broad categories of land use classifications:

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

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

Figure 8-1: Future Land Use

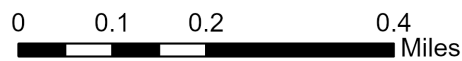


Legend

- Highways
- Roads
- DDABoundary
- Water Bodies
- Central Lake Village Parcels

Future Land Use Categories

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



Residential Future Land Use

Existing Conditions

The Residential category reflects a range of low to medium density single family and multi-family residential properties. All homes within this district have access to Village water, and are served by Village streets. Some homes have access to Village sewer; those that do not are located generally off of Bell St. and State St. southeast of Green St.; along Rushton Road north of Thomas St.; at newer residential developments on Darmon Place, Streamwood Dr., and Ridge Dr. on the north side of the Village.

Most of the housing stock consists of single-family homes that are a variety of twentieth-century design styles. There are some traditional nineteenth-century design styles closer to the center of downtown and a few scattered mobile homes. Multi-family residential developments include condominiums, duplexes, and apartments. Home values vary from low-income housing to market-rate housing.

Many of the residences outside the downtown area are on larger lots that are somewhat separated by water bodies or a lack of non-motorized connections. They also may not be serviced by the Village sanitary sewer system. These residential properties have a more rural or forested character than residential lots within or near the Village downtown.

Some non-residential uses, including churches, commercial storage buildings, retail/commercial use, home-based businesses, recreation, vacant land and governmental uses currently exist in this district.

Future Land Use Intent

One general residential category is presented for the Village. The intent of the Village Residential district is to ensure that the wide diversity of housing types, sizes and levels of affordability be continued throughout the Village. There is particularly an issue with securing affordable housing for local employees, as many homes are increasingly becoming used for short-term rentals. There is currently no local ordinance in place to track and manage short-term rental properties.

New residential development should be compatible with historic development patterns and lot sizes, and should be well-connected to adjacent neighborhoods, downtown commercial district, and services via streets, sidewalks, pathways or other non-motorized infrastructure. Two-family or small-scale multi-family development (i.e., a small condominium development) may be appropriate if design is consistent with the character of the neighborhood.

As shown in Figure 8-1, the Residential future land use category on parcels located further away from the Village downtown provides opportunities for future residential growth on presently underdeveloped land.

This Plan recognizes that some non-residential uses present in this district provide important services, employment and recreation opportunities to residents. Accessory uses, home occupations, two- or four-family dwellings, public or community uses, small scale urban agriculture, residential scale energy production (i.e., solar panels) and small-scale services may be appropriate if the uses support the needs and functions of the residents (i.e., parks, churches, schools, daycares, etc.) and do not detract from the residential character of the neighborhood. Such uses may also be appropriate if they enhance the Village's natural resources and recreational opportunities.

Any non-residential uses must limit impacts such as traffic volumes, lighting, and signage. Best practices for site design, including open space conservation, non-motorized connections, and environmentally sensitive development patterns should also be considered for the Residential land use category. Lighting from nearby structures or parking lots should be shielded so as not to encroach on adjoining properties.

Some areas within this district may also be subject to state and federal regulations pertaining to sensitive natural features such as steep slopes or wetlands. New development in these areas should consider practices that limit negative impacts to the natural environment, such as natural landscaping, use of native vegetation, and low impact or environmentally sensitive development techniques, such as rain gardens or permeable pavers.

Additionally, it should be noted that the Residential Future Land Use category also includes the following:

- The vacant parcel at 2080 Moyer Road, adjoining Intermediate Lake, was formerly occupied by De-Sta-Co manufacturing company. This property is currently listed with EGLE as having two (2) Part 201 Sites of Environmental Contamination.
- The parcel (with a current residence) at 2148 Moyer Road is also listed as a Part 201 Site of Contamination as the “Central Lake Former Lumber Mill”.

Redevelopment of these sites would require appropriate environmental due diligence activities.

Commercial Future Land Use

Existing Conditions

The Commercial district includes a mix of retail and service businesses, primarily located in the historic Village center around the intersection of State Street and Main Street (M-88). Most developments consist of single-story or two-story buildings fronting the sidewalk, with parking to the front, side or rear of the buildings.

This district is adjacent to residential neighborhoods, parkland, and other small businesses, and includes some currently non-conforming residential uses, as well as public and institutional uses, including the Village offices, The First Congregational Church, and the North Street Pavilion.

Future Land Use Intent

The intent of the Commercial district is to accommodate existing uses and provide additional opportunities for small-scale retail, office or service uses. A mix of retail, service entertainment, public, and residential uses may be appropriate for this district, as well as events and community activities like festivals and outdoor markets. Uses that service basic shopping or service needs for residents and visitors are encouraged.

Development or redevelopment should be compatible with historic building patterns and designs. Streetscapes should include attractive street furniture, public art, street trees and landscaping that enhances the district’s aesthetic value. New development or redevelopment should also include consideration of best practices for site design in order to encourage safe and efficient traffic flow.

Parking areas should be designed to minimize impervious surfaces and the amount of roadway frontage devoted to parking. To be consistent with existing development patterns, parking lots should be screened and/or located to the side or rear of buildings, and requirements relative to the amount of parking should be flexible. Lighting should be designed so as not to encroach upon neighboring properties. New developments should be well-connected to other parts of the Village through streets, sidewalks, or pathways.

The Commercial land use category accommodates a variety of businesses along the main transportation routes, primarily concentrated at the central portion of the Village and south along M-88. It is the intent to encourage mixed use in the downtown, with commercial retail located on the first floor (primary use) and office or residential on the upper floor (secondary use).

Institutional Future Land Use

Existing Conditions

The Institutional land use properties that are located outside the Village Commercial district includes the Central Lake School District properties, several area churches, and some non-conforming residential uses.

Future Land Use Intent

The intent of the Institutional land use category is to accommodate existing uses and provide additional opportunities for institutional uses such as public education or places of worship. Public recreation and residential uses may also be appropriate for this district.

New Institutional development or redevelopment should also include consideration of best practices for site design in order to encourage safe and efficient traffic flow. Parking areas should be designed to minimize impervious surfaces and the amount of roadway frontage devoted to parking. To be consistent with existing development patterns, parking lots should be screened and/or located to the side or rear of buildings, and requirements relative to the amount of parking should be flexible. Lighting should be designed so as not to encroach upon neighboring properties. New developments should be well-connected to other parts of the Village through streets, sidewalks, or pathways.

Industrial Future Land Use

Existing Conditions

An Industrial use area is identified at the southern portion of the Village of Central Lake, located west of M-88, south of Cameron St., and west of Moyer Road. The amount of land designated for industrial use is based on the community size and anticipated need, as well as the availability of industrial land in surrounding communities. The Industrial land use area is occupied by the Antrim County Road Commission; Veteran's Center; a gas station; vacant land; rental storage buildings; and two buildings at 7915 and 7919 Cameron Street (currently in use for office space and research & development work) that are owned and operated by the company Armor Express, Inc.

The Armor Express, Inc. property at 7915 and 7919 Cameron Street is also listed by EGLE as a Part 201 Site of Environmental Contamination.

Future Land Use Intent

The intent of the Industrial land use category is to provide opportunities for a variety of industrial uses, such as light industry, alternative energy, research and development, and business incubators. Some non-industrial development may also be appropriate, particularly those that are complementary to existing or planned industrial uses, such as business services or office space.

New Industrial development or redevelopment should be buffered from surrounding non-industrial uses, using screening or landscaping. Best practices including natural landscaping and access management should be considered. Non-motorized infrastructure should link industrial uses to commercial and residential neighborhoods.

Recreation / Conservation Future Land Use

Existing Conditions

- The Recreation/Conservation category incorporates the following properties:
- Thurston Park (Village-owned/leased);
- Ron Donaldson Fields (Village-owned);
- A large vacant parcel of land in the southern portion of the Village, along Moyer Road adjoining Intermediate Lake, consisting primarily of wetlands and owned by the Grand Traverse Regional Land Conservancy;
- The 18 acres of land owned by the Village in the northwest portion of the Village intended for use as municipal wastewater drain field and possible future public recreation area

Future Land Use Intent

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

The Recreation/Conservation land use category is consistent with the Village’s resource goal to “preserve, protect and maintain environmentally sensitive areas, open space and public parks for the enjoyment of residents, visitors and future generations.” Environmentally sensitive areas in need of protection, such as wetlands, are also included in this category.

Development in this category will be restricted due to the environmental conditions. Appropriate uses proposed in the Recreation/Conservation area include parks and recreation, wildlife habitat, public and private forestry, as well as similar open spaces uses.

Future Land Use Categories	Supporting and Compatible Zoning Districts	Evaluation Factors and Feature to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Residential	Residential (R-1), Mixed Use (V)	If development is planned and designed in a manner to protect the highest priority natural features, such as wetlands, slopes and woodlands. Advances Goals and Objectives. Consistent with the Master Plan Goals and Objectives
Commercial	R-1, V	
Institutional	R-1	
Industrial	Manufacturing (M-1), V	
Recreation/ Conservation	Conservation/Recreation (C/R), R-1	

Zoning Plan

According to the Michigan Zoning Enabling Act, Master planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based upon a plan designed to:

- Promote the public health, safety and general welfare;
- Encourage the use of lands in accordance with their character and adaptability;
- Limit the improper use of land;
- Conserve natural resources and energy;
- Meet the needs of the state's residents for food, fiber, and other natural resources, places to residence, recreation, industry, trade, service, and other uses of land;
- Ensure that uses of the land shall be situated in appropriate locations and relationships;
- Avoid the overcrowding of population;
- Provide adequate light and air; to lessen congestion on the public roads and streets;
- Reduce hazards to life and property;
- Facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements;
- Conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties.

Zoning - the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts - has traditionally been the primary means of implementation for most Master Plans. Further, the Michigan Planning Enabling Act (PA 33 of 2008) requires the Master Plan to include a zoning plan to explain how the future land use categories in the community relate to the zoning districts in the Village. The proposed land uses illustrated on the Future Land Use Map (Figure 8-1) are a guide and not intended to indicate the precise boundary between uses. These uses could vary depending on how a specific land development proposal relates to existing uses, environmental conditions, and to the goals and objectives of the Master Plan

Table 8-1 shows the relationship between the future land use categories with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Village consistent with this plan.

The Village of Central Lake Council enacted a zoning ordinance regulating land use activities on February 13, 2007. Since that time the ordinance has provided guidance in regulating the location, density and standards for local development.

In all of the zoning districts, single-family dwellings are permitted uses by right.

Two-family dwellings are permitted by right in the Residential (R-1) district and Village Mixed Use (V) district

Accessory dwellings are permitted by right or subject to special approval in the R-1, V, and CR (Conservation/ Recreation) districts.

Multi-family dwellings, convalescent or nursing homes, and planned unit developments (PUDs) are subject to special approval in the R-1 and V districts. In the Manufacturing (M-1) district, PUDs require special approval.

Senior citizen housing facilities are subject to special approval in the R-1 district.

Many of the goals and objectives in this updated Master Plan and the Future Land Use recommendations can be addressed through administration and implementation of, or changes to, the Village Zoning Ordinance. The Village should review and evaluate existing regulations to determine where and if changes are needed to encourage or accommodate the desired intent of the future land use map. In particular, some zoning policies of Village may wish to review, update or develop include:

- Uses permitted
- Allowance for a variety of housing types
- Site plan review language
- Lighting standards
- Screening standards (i.e., dumpsters, outdoor storage areas, parking lots)
- Access management (i.e., combining ingress/egress for adjoining parking lots)
- Parking standards (i.e., reduce or eliminate parking minimums)
- Revise codes to increase accessibility for mobility-limited individuals

The following pages and the Zoning Map (Figure 8-2) describe the general purposes and characteristics of the Village of Central Lake Zoning Ordinance. Please note, these descriptions are for reference only. Additionally, a copy of the Village Zoning Ordinance's Schedule of Regulations is also provided as Table 8-2 for reference. This table explains the requirements and exceptions for minimum lot area, structure height, yard setbacks, dwelling unit width, and maximum percent of lot cover for each zoning district.

Village Mixed Use Zoning District (V)

The basic purpose of this District is to provide a compatible mix of commercial and residential uses. The requirements are intended to protect and stabilize the basic qualities of the District, and to provide suitable and safe conditions for family living and small commercial businesses.

Village Residential Zoning District (R-1)

The land uses in this District are intended to encourage an environment of predominantly residential structures located on individual lots along with other residential related facilities which serve the residents within the District.

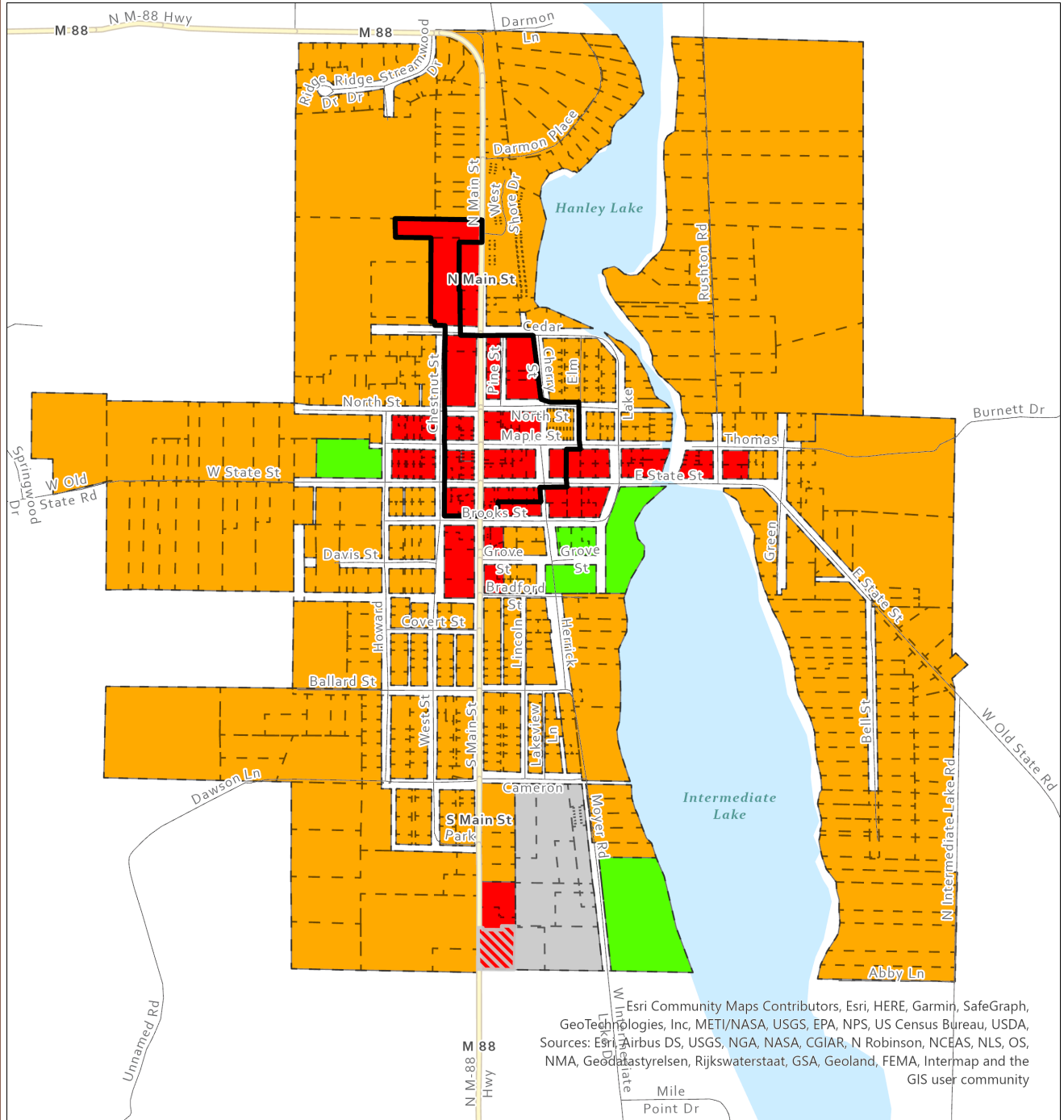
Manufacturing Zoning District (M)

The land uses in this District are intended to provide for a variety of manufacturing and light industrial uses, in areas of the Village which afford direct access to appropriate roads and services. All uses, except the co-location of antenna on existing towers or structures in the Manufacturing District; single-family dwellings; and home occupations conducted completely inside the residence, subject to the provisions of Section 3.08.1 Home Business, are subject to Special Approval.

Conservation/Recreation Zoning District (C/R)

The land uses in this District are intended to promote the proper use, enjoyment and conservation of land, water, topographic and forest resources of the Village particularly adapted to recreational uses. The provisions for this District also recognize the gradual extension of other property uses into the District, and the importance of adopting good standards to guide such developments, if properly integrated, the inclusion of such uses is provided by special approval.

Figure 8-2: Proposed Zoning Map Change



Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Legend

- DDABoundary
- Highways
- Roads
- Water Bodies
- Central Lake Village Parcels
- Proposed Change from Mixed Use to Manufacturing
- Conservation/Recreation District
- Manufacturing District
- Residential District
- Village Mixed Use

N

0 0.07 0.15 0.3
Miles

Rezoning and Conditional Rezoning

In many cases, current zoning allows for the use of properties in a way that is consistent with the intent of the Future Land Use Map. However, in some cases, rezonings may be needed to allow for the intended uses or development types of the Future Land Use Map.

Upon evaluation of the existing zoning map, it is recommended to rezone 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 and similar uses of the eastern adjoining parcel, which is also owned by the Road Commission.

Conditional zoning is a technique permitted in Michigan which allows a property owner to voluntarily attach conditions to a rezoning request. These conditions restrict the development of the property to that scenario proposed by the applicant, and must be offered by the applicant – not imposed by the local government. This technique may be useful in circumstances where possible impacts to adjacent uses are a concern. However, consideration should be given to long-term consideration of the rezoning, and language relative to conditional zoning should be added to the Village Zoning Ordinance, if there is an expectation that this option may be used in the future.

Table 8-2: Excerpt from Zoning Ordinance – Section 5.05 Schedule of Regulations

Zoning District	District Name	Minimum Lot Area		Maximum Height of Structure (a)		Minimum Yard Setbacks			Min. d. u. Width	Max % of Lot Covg.
		Area sf	Width	Stories	Feet	Front	Side	Rear		
V	Village Mixed Use	10,000 (b)	----- -	2	35' (h)	0'	0' (c)	5'	20'	35%
R-1	Residential	10,000 (b)	100'	2	35' (f) (h)	20' (g)	5'	5'	14'	35%
M	Manufacturing	2 ac	150'	2	35' (h)	50'	25'	25'	-----	-----
C/R	Conservation / Recreation	20,000	150'	2	35' (f)	50'	20' (e)	35'	20'	30%

Footnotes to Schedule of Regulations:

- a. The maximum height of a structure is two stories and/or thirty five feet, whichever is less.
- b. The following Minimum Lot Area shall be required for residential uses in the “R-1” and “V” Districts:
 1. One Family: As provided for in the Schedule of Regulations Table (Section 5.05)
 2. Two Family: 7,000 square feet for each dwelling unit.
 3. Multiple Family: 8,000 square feet for first dwelling unit, plus 5,000 square feet additional for each additional 3 or more bedroom units and 4,000 square feet additional for each additional two-bedroom unit and 3,000 square feet for each additional one bedroom or efficiency unit. Lot sizes subject to **Section 3.10 Water Supply and Sewage Disposal Facilities**.
 4. Bed & Breakfast: 10,000 square feet, plus an additional 500 square feet for each non Establishments resident person accommodated.
- c. Side yard setbacks shall be increased in the Village Mixed Use District (V), where adjacent to any Conservation/Recreation or Residential District. In such cases the adjacent District side setback regulations will apply.
- d. Rear yard setbacks shall be increased in the Village Mixed Use District (V), where a rear lot abuts any Conservation/Recreation or Residential District. In such cases the adjacent District rear setback regulations will apply.
- e. For lots of record, less than one hundred fifty (150) feet wide, the side yard setback shall be reduced to ten (10) feet.
- f. Exceptions to height standards for Agricultural Uses. The maximum height of permitted agricultural accessory structures that are essential and customarily used in agricultural operations associated with a farm shall be forty-five (45) feet, except that the maximum height of silos shall be one hundred (100) feet, provided that all such accessory farm structures shall be located at least one hundred (100) feet from any residential dwelling other than the dwelling on the lot or parcel where the accessory farm structures are located.
- g. For lots which border a lake or a stream, the minimum structure setback on the waterfront side shall be fifty (50) feet from the ordinary high water mark.
- h. Non-commercial towers, alternative tower structures, transmission and communication towers, shall not be subject to the height regulations of this Section, but shall be regulated pursuant to **Section 8.17** of this Ordinance.

Chapter 9

Implementation

Draft Plan Circulated for Comments

The draft Village of Central Lake Master Plan/ Recreation Plan Update was transmitted to the Village Council for review and comment on December 8, 2022. Upon review of the draft plan at a joint meeting of the Planning Commission and Village Council on December 14, 2022, a few changes were requested to be made to the draft plan prior to releasing it for public review.

On January 19, 2023 the draft plan was made available online for a review period of a minimum of 63 days, per requirements of the Michigan Planning Enabling Act. The draft plan was also advertised on the Central Lake DDA's Facebook page, and PDF links were made available on the Village website and Networks Northwest's project webpage. Additionally, notification of the draft plan for review was provided via email to local stakeholders as well as the required entities that were originally contacted in the beginning of the planning process via the Notice of Intent to Conduct Master Planning (Central Lake Township, Antrim County, Networks Northwest, and local utility and transportation entities).

The Antrim County Planning Commission reviewed the plan at their regular meeting on March 7, 2023 and found no inconsistencies between the Antrim County Master Plan and the Village's plan.

No other comments were received during the 63-day review period.

Results of the Public Hearing

A public hearing on the proposed Master Plan/ Recreation Plan Update for the Village of Central Lake was scheduled for May 10, 2023, as the Michigan Planning Enabling Act requires the planning commission hold at least one public hearing on the plan. The Act further specifies notice of public hearing shall be given by one publication of general circulation in the municipality at least fifteen days prior to the hearing. A notice of the public hearing was published in the Antrim Review on April 13, 2023.

The purpose of the public hearing was to present the proposed Plan Update and receive any comments from the public. Four (4) out of five (5) Planning Commission members were present. No public comment was received. The Planning Commission passed a Resolution recommending that the Village Council adopt the plan. Official minutes from the public hearing and the Planning Commission's Resolution are provided in the Appendix.

Plan Adoption

Following the Planning Commission meeting when the public hearing was held, on May 10, 2023 the Village Council, by resolution, adopted the updated Village Master Plan/Recreation Plan. A copy of the resolution and the meeting minutes are included in the Appendix.

Legal Transmittals

Michigan planning law requires that the adopted plan be transmitted to the Village Council and the surrounding Township and County. Copies of these transmittals are provided in the Appendix.

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services. Methods of implementing the goals and objectives of the Master Plan/Recreation Plan are through implementation of the zoning plan (described in Chapter 8), including regular review/revision of the community's zoning ordinance; development of a 6-year Capital Improvement Plan for the Village; local government leadership; local partnerships; and the Action Plan, which includes many placemaking initiatives.

Placemaking

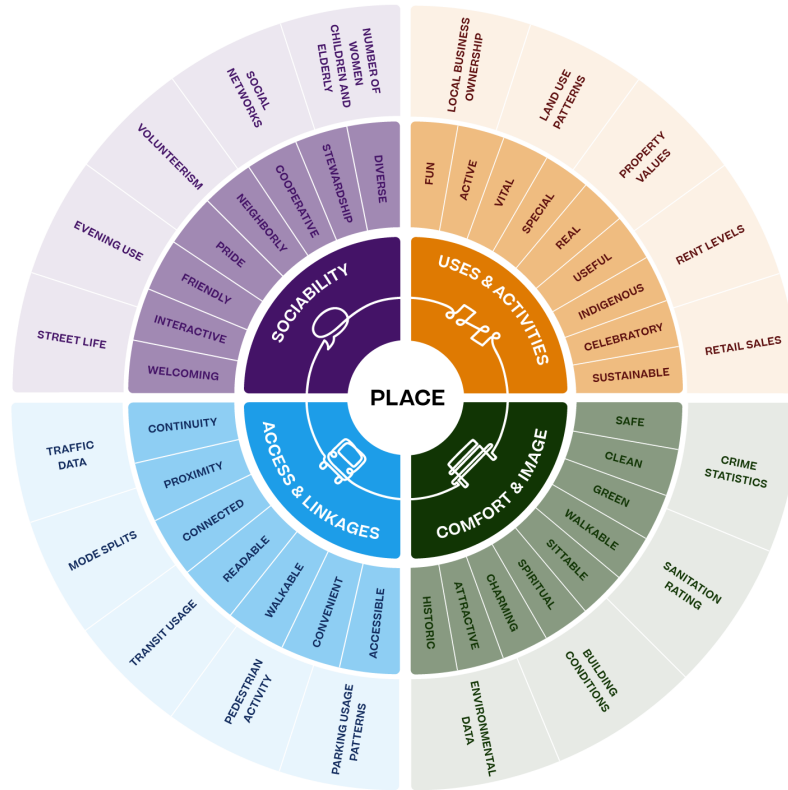
At its center, placemaking means community-based planning that focuses on a community's own unique assets. It is creating places that draw inspiration from these assets to create spaces that people WANT to spend time, live, work, and play in. It is creating quality spaces that reflect the unique character and history of the community in the form of architecture, design, art, and landscape.

The diagram below is from the Projects for Public Spaces, and illustrates the many characteristics involved in making a place great, from the considerations of sociability, uses/activities, comfort/image, and transportation access/linkages.

Further resources on placemaking can be found at:

- The Michigan Municipal League (MML) offers a wealth of information on placemaking as well as success stories from around the state. <http://placemaking.mml.org/how-to/resources/>
- MEDC offers the Public Spaces Community Places (PSCP) grant program to municipalities with projects that focus on "activation of public spaces and community places," such as an outdoor plaza or park enhancements and that have established public awareness and local momentum. <https://www.miplace.org/programs/public-spaces-community-places/guidelines/>
- Once a project has been chosen and the funding gap has been identified, the community can apply to MEDC to conduct a crowdfunding campaign of up to \$50,000 generated in part by donations from community residents and stakeholders. Funding generated by the campaign will be matched with a grant by MEDC. Additionally, if the project is "universally designed", up to a \$25,000 match will be offered in addition to the maximum \$50,000 match provided for the activation of new public spaces. The program is now also available to existing public spaces that are upgraded with universal design elements. [Kids Cove All Inclusive Playground](#) in Marquette is a recent example of a universally designed projects with a successful PSCP campaign. Learn more about how your community can expand accessibility of public spaces with the [Universal Design Guidelines 2.0](#).

Figure 9-1:-Project for Public Place Diagram



Capital Improvement Plan

A Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc.

A Capital Improvements Plan (or Program) (CIP) is a list of capital projects (public buildings, infrastructure, or large equipment), along with the anticipated cost of those projects, scheduled over six or more years. The type of funding (i.e., general fund, grant, revolving loan fund, TIF) is also identified. The Michigan Planning Enabling Act 33 of 2008 requires Planning Commission involvement in the development of the CIP.

A CIP establishes a prioritized schedule for all near-term public infrastructure needs, including those identified in the Master Plan/Recreation Plan.

The process of developing a CIP allows the Village to thoughtfully and proactively (rather than reactively) consider the projects it wants and needs to do. Rather than just waiting for infrastructure or equipment to break or deteriorate, a CIP process allows decision makers the time to consider not only what equipment is aging or nearing the end of its useful life, but also the community’s preferences, and the cost of optional projects can be researched, as well as funding sources (general fund, grants, revolving, TIF). A CIP is the most effective vehicle to anticipate and approve new public improvements.

A Capital Improvement refers to a project or equipment that is significant in size, proportionately significant in cost, fixed, expected to last 10-30 years, not a recurring expense, and substantially adds to the value of the local government's fixed assets.

CIP Quick Facts:

www.miplace.org/4a72dd/globalassets/documents/rrc/rrc-library/map-tear-sheets/quick-sheet---cip.pdf

Village Government Leadership

The Master Plan is implemented in part by decisions that are made by Village leadership on issues including zoning, budgets, policy, and capital improvements. Village leadership includes the Village Council, Planning Commission, Zoning Board of Appeals, and appointed staff. Each group plays a different role in the implementation of the Master Plan.

Village Council

The Village Council is elected every four years to represent the community. Responsibilities include:

- Appointing the Planning Commission
- Adopting plans and ordinances
- Setting tax rates
- Authorizing expenditures and borrowing
- Hiring administrative staff
- Providing oversight of public facilities
- Actively enforce the zoning ordinance, blight ordinance, and related Village ordinances
- Other duties as necessary

Village Planning Commission

The Village Planning Commission is appointed by the Village Council and is charged with:

- Development of and updates to plans and zoning ordinances
- Administration of the Zoning Ordinance
- Advising the Village Council on proposed rezonings or zoning ordinance changes
- Review of development proposals
- Regular review (at least once every 5 years), and, if necessary, update of the Village Master Plan

Zoning Board of Appeals

The Zoning Board of Appeals is appointed by the Village Council and is responsible for:

- Hears appeals on zoning decisions
- Acting on requests for variances from zoning regulations
- Acting on requests for interpretation of zoning regulations

Zoning Administrator

The Zoning Administrator is a staff or volunteer position appointed by the Village Council. Responsibilities include:

- Review and investigate applications to ensure compliance with zoning ordinance
- Issue zoning permits, when appropriate
- Investigate alleged zoning violations
- Conduct site plan reviews and prepare staff reports on zoning regulations.

Elected and appointed leadership, as well as any paid or volunteer staff, should attend regular training sessions on planning and zoning fundamentals, best practices, and emerging and innovative approaches to community development.

Additionally, to ensure that the Village is responsive to community and development needs while protecting the public health, safety, and welfare, the Village Council, Planning Commission, and staff should engage in regular, open communication with the community. Regular focus groups, public discussions, or other forum type opportunities should be considered as a means to continuously obtain input and feedback.

Partnerships and Citizen Engagement

While many of the plan's objectives may be addressed through Village policies, ordinances, or other regulations, many of the goals and objectives will require strong partnerships with stakeholders.

The Plan recommends pursuing partnerships with local service clubs, schools, nonprofits, regional agencies, and other levels of government. Partnerships broaden the scope of available grant dollars and other revenue, encourage citizen engagement in community activities, and enhance staff capacities and efficiencies. Possible partners may include:

- Antrim County
- Neighboring units of government
- Central Lake School District
- Networks Northwest
- Michigan Department of Natural Resources
- Michigan Department of Environment, Great Lakes, and Energy
- Michigan Department of Transportation
- Michigan Department of Agriculture and Rural Development – Community/Ec. Dev. Team
- Michigan Economic Development Corporation
- Michigan State Housing Development Authority
- USDA Rural Development Agency
- Grand Traverse Regional Community Foundation
- Grand Traverse Regional Land Conservancy
- Tip of the Mitt Watershed Council
- Antrim Conservation District
- Northern Michigan Community Action Agency
- Northern Lakes Economic Alliance

Partnerships with some of these organizations may provide volunteer capital to implement some small-scale community projects. Volunteer activities will be critical to building citizen engagement and community pride.

Action Plan

The Action Plan is included in the Appendix. The action items are not necessarily listed in order of priority. The items were assigned a priority to indicate which may be best addressed from first (A), second (B) and last (C).

The following time frame standards were used in developing the action plan:

- Immediate: Actions that should begin as soon as the master plan/recreation plan is adopted and try to be completed within a year.
- 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: Items that will need to be reviewed/conducted on a yearly basis.

Responsibility is shown to help indicate what parties may either lead the action item or the best combination of players to help accomplish the action item. The responsible party listed is not set in stone, but serves as a guide as to who might be best suited to move that particular task through to completion, and therefore may change over time.

Finally there is a "Resource" column to indicate organizations or funding sources that could be utilized to help accomplish the action item.

Where to Go From Here

The Master Plan/Recreation Plan should not become a static document. The Planning Commission should review the plan and consider amending portions of the Plan on a periodic basis, at minimum every five years. It is also a requirement of the MDNR to have an approved, updated Recreation Plan every five years in order to be eligible to apply for certain MDNR recreation grants.

As indicated in the Action Plan tables, there are some items that are listed as "Immediate" items. These are tasks that will be most important to start on first. After these initial projects are completed, the Planning Commission and Village staff and officials should work to methodically complete items off this list and review the progress annually. This action list will be constantly evolving over time as it is reviewed and various projects are completed, priorities change, or new actions are added to the list.

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					RESOURCES
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	Village General Fund	
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	Village General Fund	
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	Village General Fund	
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 the 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/mittees/brownfield_redevelopment_authority.php	
b. Consult with NLEA to evaluate economic development tools and services that would best assist existing businesses with job retention and growth.	B	Medium	VS, DDA, CC	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 weekend 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.cityofhairborings.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				
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	