

March 2006 \$2.50

Beaver Beacon

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some stories in this issue:

Home on the Island now available from Moondance

2006 Draft Master Plan; Grant Awarded for *Beaver Island - Ours to Protect*

PABI Works to Settle Dispute with Former Architects; Community House progressing rapidly

Death by Island - Episode 7; Supreme Court - It's still legal to circumnavigate the Island

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Beaver Beacon

the Island Monthly since 1955

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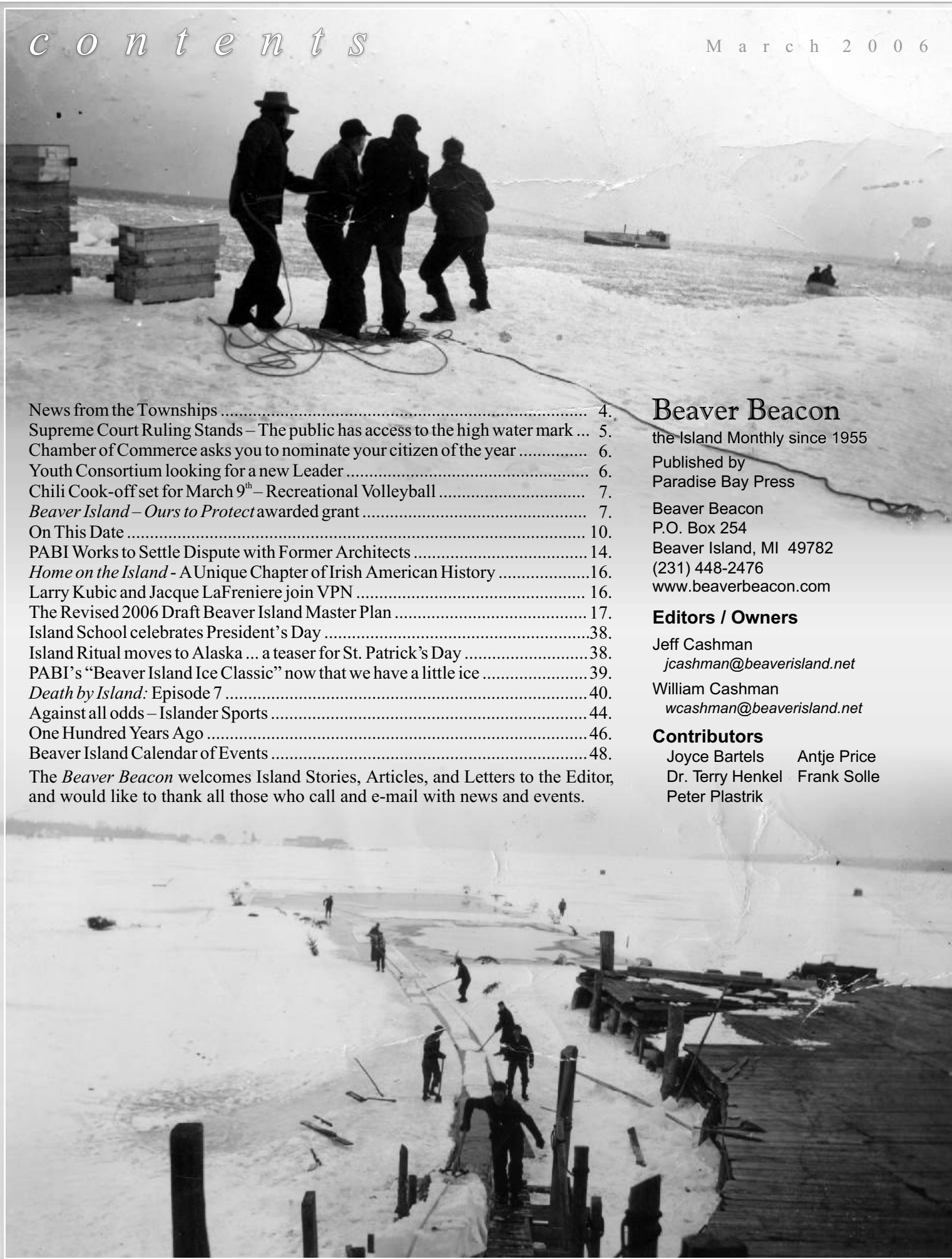
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News from the Townships

St. James Township Another step was taken towards correcting the Conservation Easement initiated last month concerning the former Coast Guard boathouse. The revised document came back from the Conservancy and the seller's Realtors, but not all the phrasing suggested by the Township's attorney or by CMU's had been implemented, so a little additional tweaking was required. Among other things, this document will require CMU to continue the original look when making repairs, and will allow them to either return or replicate the building that was located next to the boathouse until moved, first to Charlie Martin's property and then to McDonough Avenue, where it was converted into a much-admired private residence.

Some Board and committee appointments were made: Rick Speck and Don Tritsch were returned to the Planning Commission for fresh 3-year terms; Jim Wojan accepted another four years on the Airport Committee; Phil Gregg and Joan Vyse received three more years on the Cemetery Committee; and Jean Palmer, Tim McDonough, and Don Vyse were given three years on the Waste Management Committee.

The times for protesting one's property taxes were set: 9:00 to 12:00 and 1:00 to 4:00 on March 13; 9:00 to 12:00 and 6:00 to 9:00 on March 14th.

The Township's Annual Meeting will be held at 2:00 on March 25th.

The Board took up the matter of the salary schedule it would recommend at the Annual Meeting, suggesting a cost-of-living increase of 3.42%. People in the audience who were aware of the increased work load the Board has accepted every year for the past decade said that this was not adequate compensation, and urged the Board to be fairer with itself. So the Board set these recommendations: Supervisor and Treasurer, \$13,500 (was \$12,324); Clerk, \$14,700 (was \$13,350); and trustees, \$4,000 (was \$3,545.)

Tim McDonough reported that the Building Inspector had looked at the double trailer (a gift from Big Rock) that the AmVets propose to place behind the Municipal Restrooms (which will also be used by the Fireman's Auxiliary) and said it was structurally sound. It will need a ramp, a low foundation, a single handicap-accessible bathroom, 5 parking spots, and new roof and siding.

The BIEMS budget was discussed. It showed expenses of \$91,186, which could not quite be covered by anticipated income—despite the projected transfer of \$27,513 from its Projects' saving account. The Townships will each contribute \$25,558, and \$4,220 will come from a grant from the Grand Traverse Band. Payments for services (from Medicare, insurance companies, and patients) will total only \$4,700 (only 5% of its costs). Expenses included \$31,250 for education,

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\$13,136 for ambulance and e-cars, \$3,500 for equipping a new e-car, \$8,900 for 'space' (including a \$4,000 payment to the East Side Fire Hall), and \$26,800 in compensation – including \$16,725 for summer on-call wages.

Peaine Township Peaine also discussed the salary increases it would recommend at its Annual Meeting on March 25th at 11:00 a.m. It decided to ask for a 3.42% COL increase: the Supervisor would be +\$483 to \$14,625. The Clerk and Treasurer would be equalized (after several years when these originally-equal salaries had drifted apart) at \$13,815; and the trustees would be +\$160 to \$4,854.

We can Walk on the Beach!

On February 21st the U. S. Supreme Court declined to hear a challenge to the Michigan Supreme Court's 5 to 2 ruling allowing public access to the band of Great Lakes shoreline between water's edge and the high-water mark. Even the two Michigan dissenters had said that they would still allow the public on the thinner strip of wet sand.

The attorneys for a few individuals who sought to restrict the long-term public right to beachcomb said they are considering suing (under a variety of 'taking' laws) for recovery of the decreased property value they believed this decision will bring. Chances are, nothing will come of this, because riparian property rights have been sub-

The East Side Fire Hall architect submitted a proposal for continuing work on the Peaine Hall addition, calling for a \$2,250 fee to supervise the bidding and \$3,000 for site inspections, with design changes made at his standard rate of \$90/hour.

The Community Development Corporation asked the Township to support its grant request for \$25,000 from the Grand Traverse Band of Ottawa and Chippewa Indians. It wants this money for pre-development and architectural costs it faces as it prepares to take out a loan to start construction of a six-unit apartment building for senior citizens, to be located east of the new Health Center.

sumed by the public trust doctrine.

Those fighting to preserve the right to beachwalk celebrated the Court's decision, and were unexpectedly joined by a number of Great Lakes beachfront owners. "If it had gone through, I would have felt imprisoned on my narrow lot," one said. "If my neighbor a few lots away waved for me to join him at his campfire, I would have had to walk out to the road to get there. Or if I saw something interesting wash up in the other direction, I would not have been allowed to go see what it was. And my morning walk? Well, I guess I could still take it—as long as I turned around every hundred feet."

Ron Wojan - General Contractor Inc.



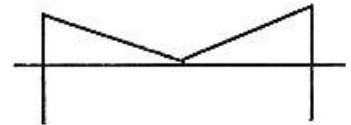
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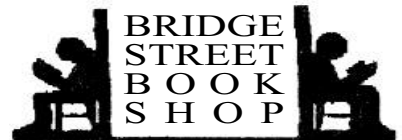
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Citizen of the Year

Strong community support has been a key in making the Chamber of Commerce Citizen of the Year program so successful. We urge everyone to consider writing a nomination and make plans to attend the awards banquet on Saturday April 22 at the Shamrock.

The awards(s) will honor an individual, couple, or community organization that has helped make Beaver Island a better place. Because the board wants broad community participation, everyone is encouraged to make a nomination. You don't have to be a member.

The board selects the winner. A nominating form can be downloaded from the Chamber web site www.beaverisland.org or picked up at the office. Or call (231) 448-2505 and

we will be happy to mail you a form.

Many wonderful people and organizations have been nominated several times. It's difficult to select a winner when we have so many deserving choices. Often we receive several nominations for the same person or group. The process is not an election but numbers do matter. If you have made a nomination in the past and your candidate didn't win, keep trying.

This year the Shamrock will create a great meal at a bargain price. Three entrée choices (one being prime rib), hors d'oeuvres, beverage, and dessert are only \$19.95. Reservations are recommended—seating is set at 100.

Please attend, and nominate your favorite citizen today. —Steve West

Youth Consortium looking for new Leader

The Beaver Island Youth Consortium is still looking for a new director.

The Youth Consortium board has extended the application deadline to April 14th, 2006 and the group will host an "informational open house" on March 22 to share information about the position. The Informational Open House is scheduled to run from 7:00 to 8:00 pm at the Peaine Township Hall. Anyone who is interested in the position or in learning more about the Beaver Island Youth Consortium is invited to attend.

Founded in 1999, the Beaver Island Youth Consortium (BIYC) is a joint project of the Beaver Island Community School, Peaine Township, St. James

Township, and the Preservation Association of Beaver Island.

The Consortium was formed to provide Island youth with skill-based after school programs with a balance among art, music, cultural, sports, recreational, and environmental activities. The Beaver Island Youth Consortium has been lucky to have had dedicated directors in the past, starting with Elaine West followed by Mary Jane Martin and, most recently, Michelle LaFreniere. A copy of the director's job description can be seen posted around town or by contacting the Beaver Island Community School. It is expected that the director will work from 15-20 hours per week at a pay rate of \$12.00 per hour.

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Who Likes Chili?

This year's Sports Boosters' Chili Cook-off will be on March 9th (Thursday) from 5:50 - 7:30.

Chili needs to arrive by 4:30. Judging starts at 5:00 sharp—better be there!

New Location: The Shamrock!

Free Will Donation, as before, with Chili, dessert, corn bread, juice, and coffee; anything else you might want can be purchased as an extra.

Letters to the Editor:

About Father Pat

Beaver Island is fortunate to have a priest like Father Pat Cawley. He is a true servant of God, extending his compassion and love to all fellow man, even though they may not be a parishioner.

In the summer of 1994, when Mary Margaret was taken to the Charlevoix Hospital after briefly having lost consciousness at the conclusion of a church service, Father Cawley stopped to see her while she was still in the examining room, to express his concern for her well-being. He didn't have to do that—

Recreational V-ball

On Mondays for the past few weeks there have been volleyball games going on at the school gym. Teams have been put together w/ 6-8 people on a team. So far there are 8 teams participating! The play is from 7:00 to 9:00, and some stay til 10:00 for additional practice. It's been a great turnout. Adults and students are playing. If you need more info, contact Kerry Speck @ school (2744)

but that is the kind of man he is.

When Father Cawley was apprised of Mary Margaret's death last November, I received a very nice note from him and a promise to say a mass for her.

He has just sent me a copy of the Holy Cross Parish bulletin noting the date on which a mass will be held. He didn't have to do that—but that is the kind of man he is.

Thank you, Father Cawley, for your compassion and support.

— Henry Hill

Beaver Island Project receives Grant

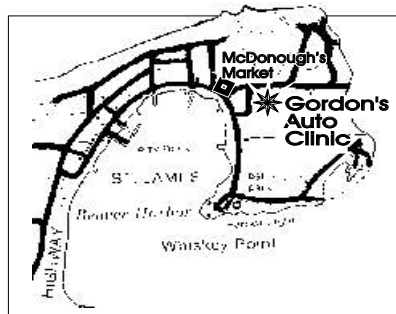
The Office of the Great Lakes Director Ken DeBeaussiaert announced that eight grants have been awarded under the Aquatic Invasive Species Information and Education Program to provide funding to local grassroots efforts to raise public awareness about AIS prevention and control, and protect Michigan's water resources.

This year's awards will fund educational field courses for teachers and

environmental professionals, protect unique state and national treasures including Beaver Island, and educate boaters and lake groups about preventative measures. "Last week our state took a step forward in the protection of the Great Lakes," DeBeaussiaert said. The Island grant was \$3,000 for "Beaver Island: Ours to Protect," an educational video, brochure, and website, sponsored by BIPOA.

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Alan Gillespie 1930 – 2006

Alan Clifford Gillespie passed away in Phoenix on February 18, 2006, at the age of 75.

He was born to John "Young Ket" and Corrie Gillespie in Chicago IL on October 3, 1930. (His father John was the man born by the big rock near Fox Lake on Jan. 1, 1900.)

Alan lived an extraordinary life. He was an airplane pilot, a helicopter pilot, as well as an accomplished sailor, a writer, publisher, entrepreneur, developer, inventor, and teacher. He was a veteran of the army and met his first wife Doris while guarding the Panama Canal during the Korean War. She passed away in 2003. During their 37 year marriage they had four children who survive them today: Karen Van Skike, Pamela Hintze (Rick), Alan (Brenda) and Sean (Elissa), Gillespie.

He earned a degree from the University of the Americas in Puebla Mexico, and continued his studies at the University of Chicago, where he also taught. He authored several books on history, both anecdotal and non-fiction, as well as fictional action books and

short stories.

He founded the Institute for University Studies (IUS) in the 60's—the first national home study college program; there, he met with and recorded some of the most famous professors of our time, including Margaret Mead, Robert Pen Warren, and B.F. Skinner.

He also started the Institute for Aeronautical Education which produced the Flight Handbook still in use today by pilots worldwide. Among his inventions of note were the post card record album, as well as the mileage and fuel calculator that had opposing wheels with windows.

Alan biked Europe. He lived with the San Blas Indians, and was fluent in both San Blas and Spanish. He sailed the Atlantic, discovered sunken wrecks, was a guest on both television (winning on "To Tell The Truth") and radio. He developed landmark buildings, started many companies, survived plane and helicopter crashes, and met world leaders. Those who knew him appreciated his fun and gregarious nature, and enjoyed tales of

his full and adventurous life.

In 1991 Alan married Annette Gillespie (who was by his side when he passed.) They moved to Beaver Island with her daughter shortly thereafter, where he bought the former *Castaways* restaurant—now Albin's Lakesports. During their few years here he rented reconditioned Post Office jeeps, bought land, started a company to sell Island-bottled water that would be delivered to Great Lakes' ports by tall-masted sailing ships, and planned to rent Airstream style houseboats in the safer harbors of the islands surrounding Beaver. He began a new translation of the King James' Bible—by going through twenty other versions from archaic to modern, chapter by chapter and verse by verse, picking out for his edition whichever of the verses he thought was best.

Alan was a beloved husband; father, brother, uncle, grandfather and great grandfather. He is survived by his brother Tom, four children, eleven grandchildren, and one great grandchild. He was interred at the National Cemetery in Phoenix.



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Washington Island visits the BIRHC by Dr. Terry Henkel

On February 9th, four members of the Washington Island (WI) Community Health Program traveled to Beaver Island to visit the BIRHC. The members of the Washington Island party consisted of Carole Machek, RN, Dutton Morehouse, Town Chairman, Dave Raup, Chairman of the Island Medical Committee, and Terry Henkel, a retired physician. For almost a year we have been meeting in an effort to discover ways to broaden the extent of medical services available to residents of our island.

One of our citizens, Bill Olson, is a regular visitor to Beaver Island and a subscriber to the *Beaver Beacon*. He noted many shared issues between the two upper Lake Michigan island communities, and suggested a visit to your new Rural Health Center. Through the patient efforts of Donna Kubic, RN, at the Clinic, and the staff of Island Airways, we finally made it across and had a wonderful day. Clinic Board liaison Don Spencer, Donna, and Connie Harris, FNPC, spent the entire day with us and were hospitable, informative, and

supportive.

All of us were thoroughly impressed with the beautiful facility. Even more impressive was the enthusiasm demonstrated by Don Spencer and the dedication and commitment to excellence so evident from our discussions with Donna and Connie. The dependable coverage and broad-based expertise provided by Connie Harris and Sue Solle convinced us that, if necessary in the future, a two-NP model could work on Washington Island.

We were encouraged with the results obtained by the Clinic staff in efforts to increase patient visits, especially as those visits impacted on disease prevention and wellness programs. Our hosts then suggested that we continue with a "working" lunch at a café just a short walk from the clinic. After a delicious meal we returned to the Center to discuss budget and financial issues, interaction between the Rescue Squad and the Clinic staff, off island patient transport, physician collaboration, and involvement with mainland health facilities. As we departed

that afternoon, we all felt a sense that we had been exposed to a first-class medical clinic staffed by a team of professionals who truly love their work and who are never satisfied with the status quo. Our sincere thank you to everyone who helped make that wonderful day possible.

Wheeling the Meals

Thanks to the Commission on Aging's patronage, Beaver Island's Meals on Wheels program got off to a good start this winter, with meals prepared by Dalwhinnie being delivered to a half-dozen people who have difficulty getting out.

The meals have been delivered five days a week under the local direction of Jean Palmer. This has been an inspiring upgrade of our infrastructure, but its continuation is being threatened. More volunteers will be needed, starting on March 1st. Because this service is so appreciated, this is a rewarding task.

If you can spare a few hours a week, call Jean Palmer (448-2915) or the Charlevoix Office (231-237-0103.)

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On This Date

Ten Years Ago This 16-page *Beacon* opened by trumpeting the St. Patrick's Day party planned for March 17th, and went on to cover Chief Engineer Bob Welke's promotion by Governor Engler to the head of MDOT. It mentioned that Bob had pioneered the "Adopt a Highway" program, and long promoted the use of recycled materials in road construction.

Peaine Township turned down a request to put millage funding for a Biomass generator on the August ballot. St. James stated that it was not involved in this project.

A water quality report showed that Lake Geneserath was high in mercury.

The Medical Center had interviewed nine applicants to replace Mike McGinnity. It applied to the Kellogg Foundation for a grant to help with building maintenance, and took in \$3,991 from the Holiday Ball. A list of donors to the "Special Projects" Fund (\$4,010 total) contained ninety-two names, with twelve more in a list of donors to the Endowment Fund (which was up to \$4,350.)

The number of phones was 651,

while electric meters numbered 887. In April of 1972 the Island had only had 125 phones.

Artist Dody Bedford offered to sell two original paintings, both of Cole's Market; one had the *Lois* in the background, the other both the *Bob S* and the *Sonny Don*.

The new Transit Bus was looking for a driver.

Twenty Years Ago The Winter Games, which were a week late because of weather, took place on February 2 on the southwest side of the Harbor. Hot chili, hot dogs, and hot chocolate were served, and the Civic held a bake sale on the ice as well. The Sprinting Specks (Chris, Tom, and Rick) took all three prizes in the men's Long Distance Ski race. Two snowmobile races were held: the Obstacle Course was won by Karl Heller, while Rich and Laura Gillespie won the Blindfold Race. Two additional races were held for three-wheelers, with Eric Graves winning the Obstacle and Joe Harnish and Jarrett Moreno the Big Blindfold. Steve Connaghan won the muzzle-loading competition.

The Army Corps of Engineers predicted a slight rise in the level of Lake Michigan, from the February height of 580.5 to 581.5 - 582.

The Lighthouse School began its operation this winter with 14 students, 5 of whom washed out in the first month. The first run lasted 48 days, and those who stuck it out earned 2 1/2 credits, and most were motivated to get back in regular high school. Classes offered were history, phys ed, math, and English. Each of the initial students was encouraged to keep a journal.

The passing of Bill Wagner was noted. He had been the Fire Officer, DNR agent, and all-around good guy here since 1965. He had just finished converting Lawrence McDonough's old barn into the Stoney Acres Grill.

Thirty Years Ago The DNR delivered 13 adult wild turkeys—11 hens and 2 horny toms. They were released by the Game Club about two miles south of the airport, with a temporary supply of feed. It was hoped some of the hens were already with egg.

St. Pat's Day began with a potluck supper, followed by a dance at the Par-

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ish Hall, with music from Ed Palmer, Don Hogan, and Jewell Gillespie. Charlevoix radio station WVOY broadcast from the Shamrock, as it had done the previous year.

A hay-ride was organized for the Island kids up to the 7th grade, with Mark Welke pulling two wagons in tandem with a tractor. They drove to the Township Airport, with Skip and Bud following in case anyone got cold, and then back to Bill Wagner's for hot chocolate. The following night another hay-ride was held for 8th-graders and up, which ended with a hot dog roast at Mt. Pisgah.

Father Alvin Yard arrived as the new Parish Priest.

Ron Wojan was elected president of the Civic Association, and Connie Wojan became its secretary.

Carol LaFreniere and Connie Eicher organized a Cub Scout Troop on the Island, something previously hindered by the small supply of boys. Don Hogan was named Leader, with 9 boys in the pack. Patti Hogan, Sherry DeRosia, and Jody Wagner were trying to get Girl Scouts started.

The Bicentennial Committee was

moving forward. Kevin McDonough completed drawings for the renovation of the Martin Net Shed, donated by George and Martha Miller, and Robert Gillespie was organizing displays. Chris Stratton was completing plans for the reconstruction of the first white man's building, the old Fur Trading Post, for Heritage Park. A few old farm implements were promised to Marge Wagner's subcommittee. Plans were complete for the rebuilding of the Post Office Addition to the Print Shop Museum. The Historic Signs committee targeted these locations: the old LaFreniere store, the King Strang Hotel, Post Office, both lighthouses, Charlie Martin's net shed, Malloy Meat Market, the B. I. Lumber Company mill site, Sunnyside and Roosevelt schools, Cole's Mill (Nomad), Cable's Dock, the BILCo's camp sites, and Mrs. Redding's cabin. The publications committee finished a historic sites map and was working on a book about history.

A retirement party was held in Sault Saint Marie for A. J. Gallagher, chief quartermaster of the Coast Guard; his parents, John and Lil Gallagher, made

the trip from Beaver Island.

Representatives from North Central Michigan College came to the Island to investigate the possibility of holding classes here in the fall.

A. J. Roy, founder of the Historical Society, was hard at work on rehabing the Protar Home.

Clementine McCauley wrote a letter detailing the severe whooping cough epidemic that hit the Island in 1901, the year of her birth. She related details of Squaw Island, saying that "the Indians of High Island" had the contract to keep the lighthouse supplied with wood. She was taken as a baby to Squaw to avoid the epidemic (her father was keeper), but took sick anyway, so Dr. Wilkenson had to be fetched from Beaver. He wound up being stuck there for six weeks before a break in the weather allowed him to return.

Phil Gregg's *Beaver Tale* concerned the ill-fated *Merold II*, which had been sunk in 1921 in Marysville, well before her tragic Island run began.

The passing of Mrs. John McCafferty was noted. She had been *Continued on page 12.*



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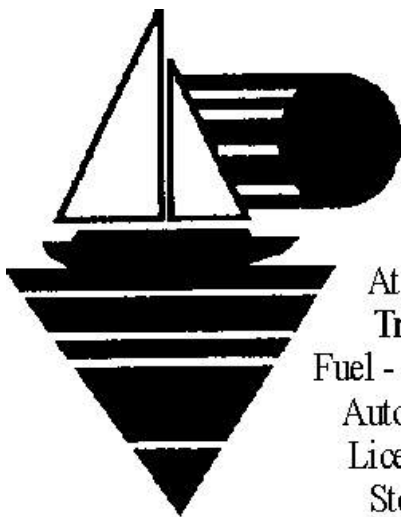
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On This Date, continued from page 11.

born in Ireland in 1898 and came to America at the age of 14. In 1956 she married John McCafferty on Beaver Island, where they lived for ten years until moving to Charlevoix.

Forty Years Ago A fire severely damaged the home of Erwin and Alice Martin, but was kept from a total disaster by the effort of many volunteers and the arrival of the fire truck. An emergency benefit for the Martins was held at the Circle M, which added new help: Gerry Martin, the son of owner Jack, and his wife and four daughters moved in.

On his way home from St. James on a Friday evening, Frank O'Donnell "did his best to climb a large pine tree—with his car." Dr. Haynes could not determine the extent of his injuries so called for the Coast Guard helicopter.

The Game Club was determined to stock the Island (particularly the land around Round Lake) with Canadian wild geese. Eight nesting rafts were built and set afloat, and the area posted. The hope was that in three years these birds would become indigenous.

Patient shanty anglers were catching occasional perch.

Phil Gregg spun a *Beaver Tale* about the men who delivered the mail across the ice: Paul LaBlance, Frank and Carl Left, Willie Boyle, Joe Alphonse, Harlem Gallagher, Willie Gibson, Dan and Frank Cornstalk, Joe Floyd, Joe M'Fro, Charlie Martin, and others. Dan Cornstalk made several trips on foot, taking the sack all the way to Mackinaw City. After delivering it he would have to walk back with the return mail, and then walk to his home on High Island. Most mail went to Cross Village, and many carriers used a horse or dog sled. The dangers were many: a sudden blizzard; a shift in currents that could thin the ice, from the bottom; and exhausting ridges that provided a substantial barricade. One time Carl Left and Joe Floyd were caught by a forming ice ridge that erupted under their sleigh. They leaped clear but the sleigh was pulverized by the grinding of the ice. They went back the next day to look for the mail bag, but the ridge had sunk and there was no trace of anything. Frank Nackerman made a trip with George Williams and Jim Washagesik when it was sixteen below. The ice around Hog Island Reef was so iffy that Frank and Jim went first, with George leading the horse behind. At one point George slipped and fell, and cracked his head on the ice. He got up in a daze, insisting he was all right, and led the horse onto thin ice, despite Frank and Jim's frantic gestures, and went through. They managed to get him out, but by the

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time they got him back his toes had to be amputated.

Fifty Years Ago Walt Wojan, fishing at Lake Geneserath with Doc and Vic Sorenson, caught a 17-pound, 41" pike—which Doc Ludwick Jr. sent off for mounting. The fishermen also caught their limit of bluegills.

Art Larsen, Charlie Martin, and Jack Connaghan were netting large and profitable catches of perch, which were being flown to Naubinway, for transfer to a plane to New York. James Gallagher cut 50 tons of ice in 20"-thick blocks.

Charlie Martin drove his Model A across the ice to the Upper Peninsula—and back. Lawrence McDonough took the younger kids from school on a sleigh ride.

The first Mass was held in the Church's new location in town. Asquare dance was held for teenagers at the Hall.

The Conservation Department purchased High Island from Warren Townsend for \$55,000. They acquired everything but the one acre on which the old Indian mission and school still stood.

The Civic Association (debts of \$2,419, the largest being \$500 to purchase the Print Shop), Medical Center (debts of \$1,093, the largest being \$200 for supplies), and Game Club (debts of \$679, the largest being \$109 for hunting trails repair) published their financial reports.

No More Big Ones?

Recent studies of large mammal populations in north-west lower Michigan have now been concluded. Despite many reports of grey wolves in the woods between Charlevoix and Mackinaw City and of cougars at the Sleeping Bear Dunes, no proof of any living here has been found. It has not been ruled out, though, that they might still occasionally pass through.

Let's All Roast our Kathy

It hardly seems possible, but the Fire Department's Ladies Auxiliary is about to hold its 7th *Annual Celebrity Roast*—and this time the person to be teased and feted will be none other than the Community Choir's talented leader, Kathy Speck. There'll be a Las Vegas theme, with a cash bar; admission will be \$10. So set aside May 20th on your calendar and write in "7:30 p.m. – at Holy Cross Hall."

If you want to speak, instead of forever holding your peace, contact Sheri Timsak (phone 448-2510, or email jstimsak@hotmail.com)

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PABI Works to Settle Dispute with Former Architects



Beaver Island's Preservation Association (PABI) has been overcoming obstacles to the creation of a Beaver Island Community Center for a decade. First it was getting enough money to buy the property, afford back taxes, and pay DEQ fees to clean up ground water contamination. Then it was assessing what to do with the old general store, and deciding to take it down piece by piece—preserving the most precious parts to be used again. Issues concerning adequate parking were also tough, but PABI's purchase of more property for parking space won the approval of the St. James Planning Commission.

Then came the twin tasks of designing a community center the Island could afford, and raising the funds required for its construction. The PABI Board interviewed four firms and contracted with Cox Medendorp Olsen (CMO) of Grand Rapids for their services to construct a 1.4 million dollar building. Unfortunately, CMO produced a set of plans for a 3.4 million dollar building—and talks between PABI and CMO failed to reach agreement on next steps. CMO wanted to be paid for the 3.4 million dollar building they designed even though it couldn't be built by PABI, as well as for additional

services. We (PABI) wanted CMO to produce a plan consistent with the original budget figure as called for in the contract. We decided that if we had to “start over,” as CMO claimed, we would be better off to do so with another firm. So we terminated the contract with CMO and later selected Slocum Architects Inc. from Kalamazoo to produce a building design consistent with our budget and functional requirements.

These differences with CMO delayed construction of the Community Center for almost a year, but PABI stayed focused on its 1.9 million dollar



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capital campaign, and raised over 1.5 million in gifts and pledges. We contracted with Beaver Gems, Inc. for construction, and Beaver Island's Community Center is now being built in three phases—the framing (rough-in) phase, the finishing phase, and the furnishing/equipping phase.

While fund-raising and construction work on the Community Center continue, PABI is working to resolve its differences with CMO. Our contract calls for mediation and binding arbitration—and following an unsuccessful mediation effort here on the Island in September of 2005, CMO and PABI

began preparing for arbitration to settle the dispute over who owes what to whom. PABI believes CMO should return fees they were paid since CMO designed a building far in excess of the one they contracted for—while CMO thinks PABI should pay for both the design of the 3.4 million dollar building as well as for one at 1.4 million.

In January, 2006, PABI was taken aback when CMO filed suit in the Charlevoix County Circuit Court before the arbitration process was completed. The suit seeks to foreclose on a lien claim filed in January of 2005. The PABI Board remains confident that it

has acted within its rights, and believes the matter will be resolved in its favor. PABI will vigorously contest and seek dismissal of the CMO law suit, and we will keep the Island community and surrounding area informed regarding this matter as it unfolds.

— Judy Gallagher, PABI President

Editor's Note: We attempted but were unable to get a comment from Cox Medendorp Olsen (CMO) of Grand Rapids. Its suit is for \$135,329 for 2003-2004 design work, which is in addition to the \$68,000 already paid it by PABI.

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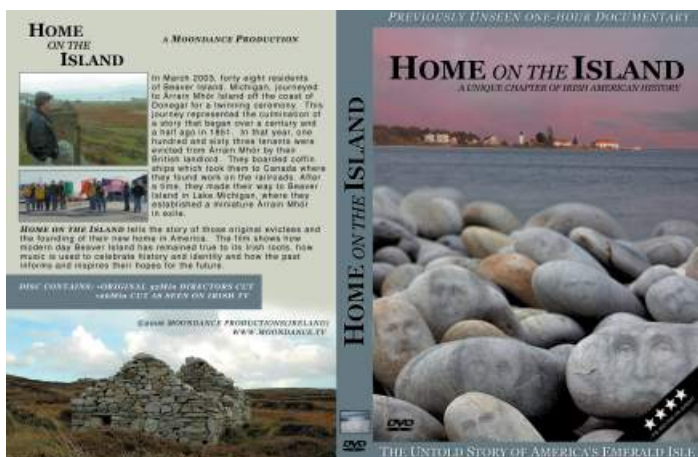
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Moondance Film Now Available



After three years in production, the revised story of exile and immigration from Arranmore Ireland to Beaver Island has been completed!

This documentary tells the story of the survival of a noble and intriguing culture, and the discovery of a place to continue its heritage nearly 3,000 miles from the Irish homeland. Moondance Productions heard of the Beaver Island group traveling to Ireland for a *Twinning Ceremony*, and followed them in

this historic event. What evolved was nearly 40 hours of videotape and interviews in Ireland and the USA that have been edited into *Home On The Island*. Bonus footage includes the half-hour version dubbed in Gaelic for Irish television networks.

Distribution is still being sorted, but it will be available for \$19.95 + tax; add 3.95 for s/h. To get your copy, call 231-448-2577 and ask for Marie, or e-mail marieconnaghan@yahoo.com

New Real Estate Firm Expands



Vacation Properties Network, VPN, has just added someone everyone likes, Larry Kubic, to local broker Jean (Welke) Kinsley's staff, which already included naturalist and loon ranger Jacque LaFreniere. The company, which has been on Beaver Island since 1978, has rented space in Cole's Island Gallery, which it will have open seven days a week in the peak season.

VPN has an extensive mainland network of sales

people, and also maintains a large web site with pages devoted to Beaver Island properties. VPN had been managed by Roy Ellsworth until he went on his own with *Island Property* last summer.

"We've joined Northern Michigan Multi-listing," Jean said. "That will give our clients more exposure. And we're the only agency who lists properties on Realtor.com—the most-visited Real Estate website in the world."

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Bringing You – The Master Plan

For years, it seems, Beaver Island's arguments about methodology, means, ramifications, and consequences. A great deal of work has been expended, and at last those working hardest can see light at the end of the tunnel, and take pride in what they are about to produce being the most complete and consistent organization there have been discussions, debates, and

tion of the direction of this community ever undertaken.

Many residents and visitors have shared their opinions on this matter, but not all, and some have claimed not enough. So the *Beacon* is publishing the current 2006 draft of this document, both

because it is impressive and interesting, and to give everyone the chance to offer their view. Comments may be made to either Planning Commission, St. James or Peaine, by mail, or, by email, to Krys Lyle, who will pass them along to the other Commission members: krys@biip.net

CHAPTER 1: INTRODUCTION AND PURPOSE

(*What is this document?*)

A Master Plan is a statement of public policy based on a vision of the future as embodied in the statement of goals. Goals are a statement of how residents would like Beaver Island to look and function in the future. The future Land Use Plan consists of the guiding principles, policies, and character descriptions through which the vision will be attained. The guiding principles are especially important because they comprise the basic rules or standards against which all decisions will be measured and from which the townships do not intend to depart.

This master plan is intended to guide policy and decision making for future land uses, infrastructure, transportation, capital improvements, and public service decisions on Beaver Island. The Peaine Township and the St. James Township Planning Commissions worked jointly to develop this Beaver Island Master Plan. This plan identifies key planning issues, guiding principles, policies, and actions that are instrumental to its implementation. Background information, analyses and recommendations provide a context for informed decisions.

The future land use descriptions and policies presented in the plan were developed based on a combination of the natural capacity of the land to sustain certain types of development, the important natural functions of unique land and water resources on the island, the existing land use distribution patterns, the relationship of undeveloped lands to existing community character, and the desires of residents and public officials.

Peaine Township and St. James Township are authorized to prepare a master plan pursuant to Township Planning Act 168 of 1959, as amended. This statute enables townships to prepare a plan for the purpose of promoting the public health, safety, and general welfare; encouraging the use of resources in accordance with their character and adaptability; avoiding the overcrowding of land by people and buildings; lessening congestion on public roads and streets; facilitating systems of transportation, sewage disposal, water supply, recreation, and other public improvements; and considering the character and suitability of the townships for uses judged in terms of the trend in land and population development. This master plan supersedes the 1994 Beaver Island Master Plan.

CHAPTER 2: VISION STATEMENT AND GUIDING PRINCIPLES

VISION STATEMENT

Our Vision for Beaver Island in 2025 is to have a place that looks, functions, and feels remarkably like it does today; it will be a place:

- that reveres the natural environment and wishes to pass it along to future generations with little alteration,
- that has active, compact, and walkable harbor/township center districts with public services, shopping, connections to the outside world,
- that is quiet, serene hinterland where the evidence of settlement is not visible to the passerby,
- where people have the choice to walk, ride bikes, or drive if they choose;
- where buildings and manmade things seem to be part of and integral to the natural landscape rather than superceding it,
- that looks more rustic in keeping with the island's remote setting than polished like a subdivision,
- where people respect the views and needs of others and enjoy a high level of support, trust, and civility,
- where services are available to all age groups making this a great place for seniors and youth and everyone in between to live, recreate, learn and be cared for,
- where services and infrastructure are available, yet affordable, and public open space is both abundant and accessible, and
- where islanders can work or start businesses that are appropriate for this island, and in keeping with its natural, historical, and cultural character, but do not stimulate rapid growth.

In spite of the welcome growth that is still to come, this is the place we want to share with our children and grandchildren in 2025.

BEAVER ISLAND GUIDING PRINCIPLES

Through public meetings and surveys the following guiding principles were identified. Guiding principles are statements that guide decision making relative to land use, transportation, and public improvements. They should be reviewed when examining development proposals, administering or amending the zoning ordinance, and considering public input.

1. **Foster "Appropriate" Island Businesses.** Appropriate business is business that is in character and scale with the historical, natural, and cultural attributes of this island. It is business that caters to the needs of the permanent and seasonal populations as well as those who visit the island; business that caters to year-round tourism; business that may actually be invisible and not need a storefront or office; business that uses the natural landscape for economic purposes while insuring that its value and utility is not diminished for future generations; business that provides well paying jobs for island young people; and business that makes products which are unique to the island.

Appropriate business is also a business that looks and feels like it belongs to Beaver Island. It is a business that is in character, scale, size, and style with how residents and visitors expect Beaver Island to look and function because of its mystique as a remote place is compromised, it will no longer be Beaver Island.

2. **Protect and Preserve the Environment.** The remote character of the island and its settlement history, in combination with its natural beauty, make it a truly unique place, unlike virtually any other place in the continental United States. In spite of growth pressures, the natural appearance and the protection of natural systems will be important to preserving the island's unique character.

The intent is to keep the appearance of the island basically unchanged for future generations to enjoy while accommodating growth that satisfies this intent. Areas where

growth is most likely to compromise this principle are road corridors. Within these areas, the basic rural character of wooded and agricultural edges must be maintained by keeping housing from occupying open farm fields, requiring large setbacks, preserving wooded roadside edges and/or requiring landscaping and screening, and clustering housing in or at the edge of woodlands to minimize their presence.

Streams, lakes, wetlands, woodlands, beaches, shorelines, critical dunes, steep slopes, wildlife habitat, and view sheds also need to be preserved and protected or prudently cared for because they are the natural features that shape and define this place. They are continuously connected systems from one property to another that are essential to the health of the natural landscape while maintaining the island's natural beauty. The intent is to protect these natural elements.



3. **Provide Access To Public Lands To Foster Recreation Opportunity.**

The townships have a priceless supply of public land including the forested interior, numerous shoreline tracts, and the nearby High, Hog, and Garden Islands. While limited public hiking/biking access is available to most of these areas, excluding the three small islands, some access is across private property, which means that access is not assured in perpetuity. There is the need to both improve and expand pedestrian and bicycle access to all public lands on the island and guarantee that access will be available to all.

4. **Employ Smart Growth To Achieve Managed Growth.** Based on the Visioning Session outcome, the intent of this principle is that the island does not become over-developed. In order to achieve this intent, smart growth principles need to be applied that may involve the lowering of residential densities in most agricultural areas, treating agriculture as a permanent use rather than land that is awaiting development, and making some provision for the future development of lands that may be currently zoned for agriculture but are not well suited for farming. It may involve the establishment of compact mixed-use development patterns in both the St. James Harbor and King's Highway and East Side Road to the Welke Airport area. It may involve the creation of walkable neighborhoods in the St. James area that require less dependence on the automobile. It may also include the clustering of housing in areas where on-site wastewater treatment can occur.

5. **Provide Public Services And Infrastructure To Keep Pace With Growth.**

Growth of Beaver Island is inevitable and another way to manage growth is by selectively providing infrastructure including sewer, water, roads, communications/information technology, and energy. While some of these are readily available to all islanders, there is a need to consider where serviced development is desired and how it can be properly implemented by improved infrastructure and where services are to be withheld to limit growth and/or minimize servicing costs. While public sewers are not generally supported by islanders and are not likely feasible throughout most of Peaine Township, they may have application to additional portions of St. James Township where densities may be high enough to make them feasible and the health risks may increase as time passes.

Road surfacing tends to stimulate growth so application needs to be done on a selective basis. Surfaced roads are generally most needed where densities are highest, good emergency access is required, and the frequent maintenance of gravel roads is



extraordinarily expensive. Some, but not all, roads on the Island meet these criteria. Some amount of additional growth attributable to paved roads may be unavoidable to insure that the public health, welfare, and safety is protected and servicing costs are minimized.

One of the key components of infrastructure is communications/ information technology and the potential it has to provide employment opportunities that will not likely conflict with the island's remote character. Improvements in internet (high speed/broadband) service will be critical to realizing this opportunity.

6. **Proactively Provide Good Health And Public Services/Cultivate A Supportive Community Especially For Seniors.** Senior citizens comprise the fastest growing segment of the island's population and as they continue to age, they will require an increasing availability of emergency and health care services on the island while having improved access to facilities elsewhere.

7. **Educate Visitors About Acceptable Island Behavior.** Some visitors to Beaver Island do not seem to understand the true meaning of the island's location, culture, history, stewardship of the environment, and "sense of place". Therefore, there is a need to help them better understand the lifestyle, property, and the laws of the island before they arrive, and during their visit, so they will be able to respect and enjoy the peace and tranquility that is so cherished by those who spend most of their lives on the island. At appropriate times and places there should be educational centers, such as kiosks, to help visitors learn about the mystique and culture of the island and its people.

8. **Develop Youth Activities.** Because the island is a remote place with limited accessibility to the mainland, has a relatively small population, and has fairly limited financial resources, there are seemingly too few things for youth to do to keep their attention and encourage them to remain on the island. Finding the right mix of activities for youth and seeking funding is an important component of this plan.

9. **Protect water quality.** One of the most crucial elements of a location is water quality; this is especially the case on an island. The quality of water which people drink is fundamental to their standard of living. If a place does not have high water quality, the population base can disappear. The water quality of the lakes and streams directly affects the natural environment. If the water quality is degraded, the environment is directly impacted. It is important that prior to the approval of developments and other land uses, the impact to ground water and the watersheds (surface water) is investigated.

10. **Preserve the rural character and appearance from the roads.** The varying topography, forested lands, and open areas are magnificent to look at and essential to Beaver Island's character. The areas along the road corridors are what visitors and residents see, which influences how they will perceive the area. If the community wishes to preserve the Island's rural character, the view shed must be protected. Every effort should be made to protect these areas from inappropriate development or ill-suited development such as signage, billboards, multiple access points, obtrusive building placements and ridgeline development.



CHAPTER 3: BACKGROUND AND EXISTING CONDITIONS

(What are the growth influences on Beaver Island?)

LOCATION AND SETTING

Beaver Island is approximately 36,709 acres.

It is located 18 miles from the Lower Peninsula and 19 miles from the Upper Peninsula. People travel to Beaver Island by airplane or boat.

Thirteen miles long and six miles wide, Beaver Island is the largest island in Lake Michigan.

During the winter, the boat ferries do not run because the harbor, and sometimes the lake, freezes over. This isolation has contributed to the island's special character, both opportunities and limitations.

Beaver Island is made up of two townships, St. James and Peaine.

DEVELOPMENT PATTERNS

St. James Township. The defining feature of this township is St. James Harbor and its environs where most of the day-to-day business (commerce) of the island takes place. This is the center of island activity, the original place of settlement, the harbor town. While the harbor itself is one of the truly safe havens on the Great Lakes, the harbor area still evidences remnants of the island's colorful history including businesses and uses that have a relationship to boating and the transportation of goods, services, freight, and passengers by water.

The harbor area also contains commercial uses arranged in patterns that reflect a traditional town development by having buildings located close to the road, minimal parking, and mixed uses in multiple-story buildings.



This area has maintained its original small "downtown" character. The pedestrian scale, mix of commercial and residential uses, and lack of overcrowding have all contributed to this character.

Peaine Township. Peaine Township is entirely different in character than St. James, in part because it developed much later. This township contains most of the island's land and its defining characteristics consist of woodlands, wetlands, and beachfront houses that are rarely visible from gravel roads.

Much of the development has occurred along the shoreline, as depicted on the Beaver Island Parcel map. As the shore develops, more development is being pushed inward. This trend is expected to continue.



Development that has occurred inward is usually not visible from the road. Driveway entrances and utility boxes identify where development has occurred, versus seeing the homes themselves.

Similar to the roads, the majority of the driveways are gravel. During the summer months, the lush vegetation on the Island sometimes makes it difficult to even see the driveways.

NATURAL FEATURES

The wetlands on Beaver Island are primarily in the interior to southern area of the island.

The main bodies of water on the Island include, but is not limited to: Font Lake, Fox Lake, Green Lake, Lake Genesee, Egg Lake, Barney's Lake, and Miller's Marsh.

WETLANDS

It is interesting to note that much of the wetlands area is in public ownership. This ownership pattern will help to insure that these sensitive areas are protected.

These wetlands are important to the biological diversity of plant and animals species living on Beaver Island.

Wetlands are natural lowland areas where excess runoff from rainfall, snowmelt, rivers overflowing their banks, and other natural events result in the accumulation of water, which provides habitat for many plants and animals including a wide-ranging migratory bird population.

SOILS

There are four main soil associations (groups) on Beaver Island.

The Deer Park-Dune Land Eastport Association which is well-drained, nearly level to very steep sandy soils on beach ridges and dunes. This soil type is found along the coastline and is difficult to farm or build on.

The Kalkaska-Manvelona Association which is well-drained to moderately well-drained, nearly level to gently sloping sandy soils on lake plains and valley trains. Much of this soil is forested. This soil type is difficult to farm.

The Roscommon-Charlevoix -Mackinac Association which is poorly to moderately poorly drained, nearly level to gently sloping sandy and loamy soils on lake plains. This soil type is conducive to wetland areas, however, it is poorly suited to farming.

The Emmet-Leelanau Association which is well-drained, nearly level to very steep loamy and sandy soils on moraines. This soil type may be suitable for construction and farming.

These soil classification descriptions and locations are approximate and are being used to describe Beaver Island's general soil characteristics. This information was derived from the Soil Survey of Charlevoix County, Michigan, by the United States Department of Agriculture Soil Conservation Service, in cooperation with the Michigan Agriculture Experiment Station, dated 1974.

CHAPTER 4: DEMOGRAPHICS

(Who lives on the Island?)

According to the United States (U.S.) 2000 Census, the year-round population on Beaver Island grew by 36% or 147 people from 1990 to 2000. Peaine Township's population grew by 90.06%, while St. James Township's grew by 11.2%. Both Townships have had incredible growth since 1970

The U.S. Census does not provide population numbers for seasonal residents, but it does for seasonal homes. A seasonal home is defined as a "housing unit held for occupancy only during limited portions of the year, such as a beach cottage, ski cabin, or time-share condominium." The U.S. Census reports that 284 (69.3%) homes in Peaine Township were seasonal in 2000 and 179 (54.1%) in St. James Township were seasonal.

The U.S. Census also does not provide household size for seasonal homes, but it can be estimated that it is three to five people per home. Using this information, it could be assumed the seasonal population would be an additional 852 to 1,420 in Peaine Township and an additional 537 to 895 in St. James Township.

POPULATION CHART

Community	Population* 1970	Population* 1980 & (No. & % change)	Population* 1990 & (No. & % change)	Population* 2000 & (No. & % change)	Estimated 2000 Population (seasonal and year round).	
Peaine Township	58	81	128	244	1,095-1,665	
change	NA	23	39.6%	47	58%	NA
St. James Township	161	240	276	307	845-1,200	
change	NA	79	49%	36	15%	NA
Beaver Island	219	321	404	551	1,940-2,865	
change	NA	102	46.6%	83	26%	NA
Charlevoix County	16,541	19,907	21,468	26,090	NA	
change	NA	3,366	20%	1,561	7%	NA

Source: 2000 U.S. Census Bureau
Estimations are rounded

PERSONAL DATA

(Who are we?)

The following information describes the characteristics of the 551 year round Beaver Island residents, as reported by the 2000 U.S. Census. This information was not available for seasonal residents.

- 271 are male (49%)
- 280 are female (51%)
- 308 people are married (56%)
- 92% of Peaine Township have a high school degree, while 28% have a bachelor's degree.
- 85% of St. James Township have high school degrees, while 21% have bachelor's degrees.
- 2.03 is the average household size in Peaine Township.
- 2.22 is the average household size in St. James Township
- 542 individuals are white
- 6 individuals are American Indian or Alaskan Native.
- 3 individuals did not described themselves in the U.S. Census.
- 268 households total on the island with 122 in Peaine Township and 146 in St. James Township
- 23% of the population is between 20-44, representing the prime employment ages.
- 53% of the population is between 45-64, representing working age and early retirees
- 21% of the population is over 65.
- 22% of the population is under 19.
- Median age for Peaine Township residents is 49.5.
- Median age for St. James Township residents is 45.6
- Median age for County residents is 39.1
- Median age for Michigan residents is 35.5.

*The U.S. Census defines a household as "a person or group of persons living in a housing unit."

YEAR ROUND POPULATION AGE & SEX IN 2000

Charlevoix Age	Peaine			St. James			Beaver Island		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
9 & under	8	14	22	13	12	25	21	26	47
10-19	15	5	20	25	31	56	40	36	76
20-44	26	32	58	33	35	68	59	67	126
45-64	50	44	94	46	43	89	96	87	183
Over 65	25	25	50	30	39	69	55	64	119
Total	124	120	244	147	160	307	271	280	551

Source: 2000 U.S. Census Bureau

EMPLOYMENT

(What do we do?)

According to the 2000 U.S. Census for year round residents:

- 244 total residents are employed.
- 6 total residents are unemployed.
- 121 total residents in the labor force are females.
- Average commute time from home to work is 14.8 minutes in Peaine Township and 5.5 minutes in St. James Township.

Occupation	# Of Workers	%
Management, professional, and related occupations	59	24
Service occupations	31	13
Sales and office occupations	73	30
Farming, fishing, and forestry occupations	2	1
Construction, extraction, and maintenance occupations	47	19
Production, transportation, and material moving occupations	32	13

Source: 2000 U.S. Census

INCOME

(What do we make?)

- For residents in Peaine Township, the median wage for a full-time male worker is \$37,083 and \$19,000 for a full-time female worker.
- For residents in St. James Township, the median wage for a full-time male worker is \$33,000 and \$20,682 for a full-time female worker

Income	# of Households	%
Less than \$10,000	25	9
\$10,000 to \$14,999	22	8
\$15,000 to \$24,999	36	13
\$25,000 to \$34,999	76	29
\$35,000 to \$49,999	38	14
\$50,000 to \$74,999	28	11
\$75,000 to \$99,999	24	9
\$100,000 to \$149,999	6	2
\$150,000 and above	13	5
Total	268	100%

Source: 2000 U.S. Census

EMPLOYMENT AND INCOME IN 2000

Charlevoix	# Of Residents in the Workforce	Median Household Income	Number Of People Living Below Poverty Level
Peaine	100	\$31,250	17
St. James	150	\$35,182	22
Beaver Island	250	\$ 32,216 (as averaged)	39
County	12,855	\$39,788	2,064

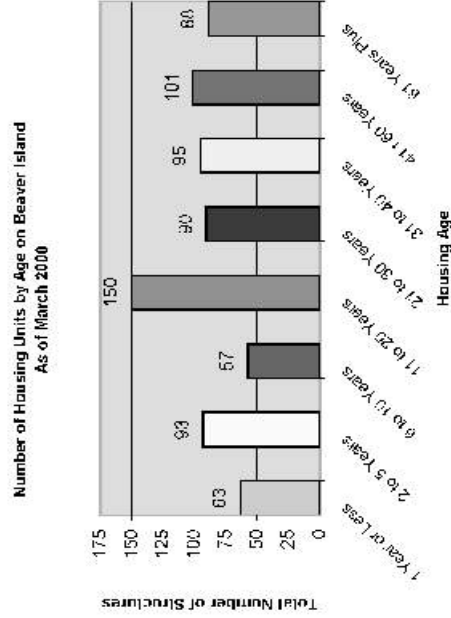
Source: 2000 U.S. Census

HOUSING TYPES

(What are the housing characteristics?)

According to 2000 U.S. Census:

- There are 741 housing units on Beaver Island
- 710 are single-family homes.
- 8 are duplex units.
- 17 are mobile homes.
- 6 were described as other, such as a boat or RV.
- 258 (or 34%) are occupied year round.
- 371 residents (or 69%) of the year round population have lived in the same housing units since 1995.
- 24 housing units are rented 9 in Peaine Twp. and 15 in St. James Twp.



HOUSING AND OCCUPANCY IN 2000

Charlevoix	# Of Housing Units	Median Value	# Of Occupied Units	# Of Vacant Units	# of Seasonal Units
Peaine	410	\$115,200	120	6	284
St. James	331	\$151,900	138	14	179
Beaver Island	741	\$133,550 (as averaged)	258	20	463
County	15,370	\$112,700	10,400	579	4,391

Source: 2000 U.S. Census Bureau

POPULATION PROJECTIONS

(How much will the Island population grow?)

The 2020 population projections for Beaver Island range from 1,126 to 1,240 for year round residents and 3,325 to 4,725 for seasonal residents, making the total summer population projection range from 4,450 to 5,965.

Three different methods were used for this population projection. The U.S. Census reported the total number of housing units on Beaver Island increased from 667 in 1990 to 741 in 2000, an increase of 74 units. From 1990 to 2000, the Charlevoix County Department of Building Inspection issued 160 building permits for new housing units on Beaver Island. Although the U.S. Census and the information provided by the Charlevoix County Department of Building Inspection differ in the number of new housing units on Beaver Island, they both show an increase.

One population projection is based on the information provided from the U.S. Census and another population projection is based on the information provided from the Charlevoix County Department of Building Inspection. The methodologies for these projections are explained in the following pages.

In addition, the Charlevoix County Planning Department developed a residential build-out analysis of the townships in the County using the amount of available developable land, zoning, and Census information. This projection is only for all dwellings.

The Population Projection Comparison charts show the results of these projections, and it should be noted that "Yr" represents year round population and "Total" represents the combined year round and seasonal populations

POPULATION PROJECTION COMPARISON (SUMMARY OF PROJECTION ANALYSIS)

Years	Charlevoix County Building Department Data		U.S. Census		Charlevoix County 2003 Build-Out Analysis	
	2010	2020	2010	2020		
Beaver Island	Yr: 880	Yr: 1,225	Yr: 870	Yr: 1,240	781	1,126
	Total: 2,680-3,880	Total: 3,325-4,725	Total: 2,655-3,845	Total: 3,340-4,740		
Peaine Township	Yr: 470	Yr: 760	Yr: 460	Yr: 670	397	646
	Total: 1,475-2,145	Total: 1,915-2,725	Total: 1,450-2,110	Total: 1,840-2,620		
St. James Township	Yr: 410	Yr: 525	Yr: 410	Yr: 570	384	480
	Total: 1,205-1,735	Total: 1,410-2,060	Total: 1,205-1,735	Total: 1,500-2,120		

Note: Projections have been rounded

NUMBER OF HOUSING UNITS PROJECTION

The projection using Charlevoix County data is based on building permit data. The number of housing units in 2000 was estimated, instead of using 2000 U.S. Census data. The estimated number of housing units in 2000 includes the number of building permits issued for new single-family homes from 1990 to 2000, plus the number of housing units as recorded in the 1990 U.S. Census. Building permits for the next two decades are projected to increase by 40% and 30% respectively. The projected 40% increase is due to many factors, including the results and comments from the 2000 Community Survey (the majority of people who did not live full time on the Island stated they would when they retire). Another factor will be the increased accessibility due to a new boat servicing the Island. Between 2010 and 2020, growth is expected to continue, but stabilize. This stabilization will be due to the decrease in the amount of land that is suitable for development.

NUMBER OF HOUSING UNITS PROJECTION BASED ON COUNTY BUILDING DATA

	1980 Number of Housing Units ^a	1990 Number of Housing Units ^a	Building Permits Issued 1990- 2000	Estimated 2000 Number of Housing Units	Projected Building Permits for 2000- 2010 ¹	Projected 2010 Number of Housing Units ²	Projected Building Permit 2010- 2020	Projected 2020 Number of Housing Units ²
Beaver Island	455	667	160	827	225	1,050	290	1,340
Peaine Twp	231	344	104	448	145	590	190	780
St. James Twp	224	323	56	379	80	460	100	560

^aAs reported in the 2000 U.S. Census

Note: Estimations and projections have been rounded

¹The projected building permit data for 2000-2010 is based on a projected 10% increase in the number of building permits issued from 1990-2000. The projected building permit data for 2010-2020 is based on a 30% increase in the projected number of building permits issued in 2000-2010, ex. [(160 x 1.40)=225] - 827=1,050.

²The projected housing units are number of projected building permits plus the number of estimated or projected housing units from the previous decade.

The projection using the U.S. Census data is based on the same assumptions for future growth in 2010 (a 40% rate) and in 2020 (a 30% rate).

NUMBER OF HOUSING UNITS PROJECTION USING U.S. CENSUS DATA

	1980 Housing Units	Housing Unit Change & %	1990 Housing Unit	Housing Unit Change & %	2000 Housing Unit	Projected Housing Unit Change & %	Projected 2010 Housing Units	Projected Housing Unit Change & %	Projected 2020 Housing Units
Beaver Island	455	212	667	74	741	295.40%	1,055	310.30%	1,345
Peaine Twp	231	113.49%	344	66.19%	410	165.40%	575	170.30%	745
St. James Twp	224	99.44%	323	8.2%	331	130.40%	460	140.70%	600

Note: Projections have been rounded

HOUSING OCCUPANCY

The housing unit projections, one set based on data from the Charlevoix County Department of Building and one set based on US Census data, were used to estimate how many homes would be occupied year round and how many would be considered seasonal (only occupied a portion of the year). Using information and trends from previous Censuses, it is expected that vacant housing will remain at a constant 3%, year round occupancy will be 40% in 2010 and 45% in 2020, and the remainder of the housing will be seasonal. The increase in year-round occupancy is attributed to increased services on Beaver Island and the potential number of individuals who will retire on the Island.

TYPE OF HOUSING OCCUPANCY PROJECTION USING CHARLEVOIX COUNTY DATA
(NUMBER OF HOUSING UNITS)

	2000			2010 Projection			2020 Projection		
	Year round	Vacant	Seasonal	Total*	Year round	Vacant	Seasonal	Total*	Year round
Beaver Island	NA	NA	NA	1,950	420	30	600	1,340	600
Peaine Twp	NA	NA	NA	590	255	20	355	780	350
St. James Twp	NA	NA	NA	460	185	10	260	560	250

Note: Projections have been rounded.

* data from Number of Housing Units Projection Using County Building Data

TYPE OF HOUSING OCCUPANCY PROJECTION USING U.S. CENSUS DATA
(NUMBER OF HOUSING UNITS)

	2000			2010 Projection			2020 Projection		
	Year round	Vacant	Seasonal	Total*	Year round	Vacant	Seasonal	Total*	Year round
Beaver Island	258	20	463	1,035	415	30	590	1,345	605
Peaine Twp	120	6	284	575	250	15	330	745	335
St. James Twp	138	14	179	460	185	15	260	600	270

Note: Projections have been rounded.

* data from Number of Housing Units Projection Using U.S. Census Data

POPULATION PROJECTION

The population projections are simply the multiplication of the number of occupied housing units (year round and seasonal) and estimated household size. The estimated year round household size for Peaine Township is 2 for both 2010 and 2020. According to the 1990 U.S. Census, the household size was 2.21 and in 2000, it was 2.03. The U.S. Census reported it was 2.36 in 1990 and 2.22 in 2000. The estimated year round household size for St. James Township was 2.2 in 2010 and 2.1 in 2020. Nationally the average household size has been decreasing due to smaller traditional families, increase in single parent households, and the increase of single individuals living alone. The estimated seasonal household size for both townships ranges from 3 to 5 people (with 5 accounting for the high seasonal occupancy such as 4th of July).

POPULATION PROJECTION USING CHARLEVOIX COUNTY DATA
(NUMBER OF PEOPLE)

	2010 Projection			2020 Projection		
	Year round	Seasonal	Total	Year round	Seasonal	Total
Beaver Island	NA	2,680-3,000	2,680-3,880	880	2,100-3,500	2,100-4,725
Peaine Twp	NA	1,005-1,675	1,475-2,145	470	1,215-2,025	1,915-2,725
St. James Twp	NA	795-1,325	1,205-1,735	410	885-1,475	1,410-2,000

Note: Projections have been rounded.

POPULATION PROJECTION USING U.S. CENSUS DATA
(NUMBER OF PEOPLE)

	2010 Projection			2020 Projection		
	Year round	Seasonal	Total	Year round	Seasonal	Total
Beaver Island	551	1,785-2,975	2,655-3,845	870	2,100-3,500	2,100-4,740
Peaine Twp	244	990-1,650	1,450-2,110	460	1,170-1,950	1,840-2,620
St. James Twp	307	795-1,325	1,205-1,735	410	930-1,550	1,500-2,120

Note: Projections have been rounded.

SURROUNDING TOWNSHIPS

(How do we compare with our neighbors?)

Place	1970 Census	1980 Census	% Change 1970-1980	1990 Census	% Change 1980-1990	2000 Census	% Change 1990-2000
Charlevoix	720	993	37.9	1,016	2.3	1,697	67
Bay	456	599	31.3	825	37.7	1,068	29.4
Boyer City	2,969	3,348	12.7	3,478	3.8	3,503	0.7
Boyer Valley	832	948	13.9	1,102	16.2	1,215	10.2
Chandler	347	132	48.3	182	37.8	230	26.3
Charlevoix, City	89	3,296	-6.34	3,116	-5.4	2,994	-3.9
East Jordan, City	2,041	2,185	7	2,240	2.5	2,507	11.9
Evangeline	440	538	22.2	646	20	773	19.6
Eveline	837	1,061	26.7	1,100	3.6	1,560	41.8
Hayes	706	1,274	80.4	1,317	3.3	1,893	43.7
Hudson	219	343	56.6	481	40.2	639	32.8
Marion	694	946	36.3	1,130	19.4	1,492	32
Melrose	830	947	14.1	1,106	16.7	1,388	25.5
Norwood	325	540	66.1	516	-4.44	714	38.3
Peaine	58	81	39.6	128	58	244	90.6
St. James	161	240	49	276	15	307	11.2
South Arm	995	1,237	24.3	1,418	14.6	1,844	30
Wilson	650	1,199	84.4	1,391	16	2,022	45.3
Charlevoix County	16,541	19,907	20.3	21,468	7.8	26,090	21.5
Michigan	8,881,826	9,262,078	4.28	9,295,297	0.36	9,938,444	6.9

Source: 2000 U.S. Census

CHAPTER 5: FUTURE LAND USE PLAN

(What should happen in the next twenty years?)

A question that people reviewing this Future Land Use Plan need to ask is "Will I still want to live here in 20 years?" This is important to ask because it makes a person "imagine" him or herself in the future and think how Beaver Island could change and if this change is desirable. For example, would Beaver Island still be a desirable location if there were chain restaurants and retail operations along King's Highway? Would Beaver Island still be unique if trees were cleared in residential subdivisions? Would Beaver Island be the same if houses with dominating garages were built along the roadside? What would these developments do to the character of Beaver Island? What would they do to the economy of Beaver Island? What would they do to property values? Unplanned and unregulated growth can be detrimental to a community, especially one that is as unique as Beaver Island.

A future land use plan is a document that provides a growth strategy for a community. Beaver Island residents describe this place as rustic, natural, fragile, isolated, relaxing, and safe. The intent of this future land use plan is to retain these characteristics, while allowing for appropriate growth and discouraging it in areas that are too sensitive (either environmentally or visually). This plan also discusses the importance of development (layout) design and how it relates to preserving Beaver Island's rustic character.

Beaver Island is comprised of two townships: one is more rural while the other is more urban. These townships should continue to work together, especially in planning for the future. If one township loses its significant qualities, then the other township will be degraded as well. Conversely, if the townships embrace and promote each others qualities, the island will benefit as a whole. This future land use plan recognizes that there are two distinct, but interdependent townships on the island and promotes land use strategies that will benefit both communities.

The future land use classifications are divided into three different categories. The first, *Features to Protect*, are areas of the island that must be protected due to their sensitive environmental features or highly visual locations. The second category, *Characteristics to Promote*, stresses the importance of significant building designs, architecture, and/or building placement that give Beaver Island its "look and feel." Finally, *Places to Build*, describes areas where growth is likely to occur and the opportunities and challenges to consider. A graphic showing the future land use classifications is included at the end of this chapter.

FEATURES TO PROTECT

The locations within this category are critical for Beaver Island to retain its visual beauty and/or sensitive natural environment. Once they are built upon or destroyed, these features may not readily be replaced. If they are lost, Beaver Island will begin to lose its essence and distinctive sense of place. *Features to Protect* are places that the Planning Commission of both townships must work together to protect. The recommendations in this category take precedence over other uses. The future land use classifications within this category are:

Shoreline Protection, which includes land area 25-feet within the ordinary high water mark of Lake Michigan and 25 feet within the inland lakes, such as Font, Barney's, Fox, Green, Egg, Round, and Lake Geneserath. Preserving the quality of the water is essential for the economic and environmental sustainability of Beaver Island. Many locations in Northern Michigan have allowed development along their coastlines that have negatively impacted the scenic views and environment.

Public Open Space Conservation which includes public owned land and land in conservancies. These areas are open to the public for sightseeing, camping, hiking, and other recreation activities. The large amount of open space contributes to Beaver Island's reputation as a recreation area.

Critical Dune Protection which includes the Michigan Department of Natural Resources designated critical dune areas. Construction in these areas is regulated by the State of Michigan, Township Zoning Ordinance, and Beaver Island should continue to support their efforts. If these areas were developed, it would negatively impact the ecosystem and the visual quality of the area.

Sensitive Features Protection: these are the natural areas that need protecting. This area includes areas surrounding Barney's Lake, Miller's Marsh, Sweeney Swamp, Egg, Round, and Green Lake. These areas may not buildable due to their fragile ecosystem. Development could negatively impact the water quality, wildlife, and natural beauty.

Road Corridor Preservation: the undeveloped roadway is one of Beaver Island's rural characteristics. When a person drives on the road, the view they see most of the time is of trees or open areas. The intent of this land use is to preserve this unique view of the countryside.

A description of these areas and their future is provided on the following pages.

SHORELINE PROTECTION

Now	2025
Shoreline Protection characteristics: Visually attractive. Sensitive environmental resources.	What we want to see in 20 years: Continues to be visually attractive. Sensitive environmental resources have been protected.
Mix of private and public ownership. Provides habitat for wildlife. Private and public access to water bodies.	There is a continued mix of ownership. The ecosystems are healthy. Increased public access to water bodies.



What we don't want to happen here in 20 years:

- Over development.
- Visual degradation.
- Loss of vegetation.
- Environmental contamination.
- Negative impact on wildlife.
- Loss of public access.

What can be done to preserve the shoreline?

- Establish a "no soil disturbance" zone along the water's edge.
- Maintain a natural vegetative buffer area along the water's edge.
- Regulate the design of development so impervious surfaces such as driveways, sidewalks, and rooflopes drain away from the water's edge.
- Limit size and number of structures within this boundary.
- Regulate keyholing, but allow for designated areas for public access for recreational uses. Keyholing, also known as funnel development, is the use of a waterfront lot as common open space for waterfront access for a large number of users.
- Use zoning to establish setbacks and development standards for these areas.



PUBLIC OPEN SPACE CONSERVATION

Now	2025
Public Open Space characteristics:	What we want to see in 20 years:
Very scenic areas.	Scenic areas have been retained and are in good condition.
Sensitive environmental resources.	Sensitive environmental resources have been protected.
Public ownership, primarily state owned land.	The land continues to be publicly owned.
Provides habitat for wildlife.	Healthy ecosystem for wildlife.
Major recreation areas.	Major recreation areas have been maintained and kept in pristine conditions.



What we don't want to happen here in 20 years:

- Development.
- Visual degradation.
- Loss of vegetation.
- Environmental contamination.
- Negative impact on wildlife.
- Loss of recreation.

What can be done to protect Open Space?

- Encourage public ownership of lands.
- Connect parks, trails, playgrounds, open space areas, and natural feature preservation areas to these publicly-owned lands.
- Formulate an integrated park and trail system. Incorporate these areas into Recreation plans.
- Work with Land Conservancies to protect sensitive areas not in public ownership.
- The Townships should work to purchase areas not purchased by Land Conservancies, or lands they wish to sell.
- If public land becomes privately owned and the owner wishes to develop the parcel, they should be able to prove to the Planning Commission that its development will not negatively impact the intent of the open space land use. Densities and land uses should be consistent with surrounding land uses.



CRITICAL DUNE PROTECTION

Now	2025
Critical Dune characteristics:	What we want to see in 20 years:
Attractive and unique areas.	These areas continue to have scenic quality.
Sensitive environmental resources.	The sensitive environmental resources have been protected.
Mix of ownership.	More of this area is in public ownership.
Healthy dune habitat ecosystem.	The ecosystem has been maintained.



What we don't want to happen here in 20 years:

- Over development.
- Visual degradation.
- Loss of vegetation.
- Environmental contamination.
- Negative impact on wildlife.
- Loss of recreation.

What can be done to protect the Critical Dune Areas?

- Encourage public ownership of lands when they are in sensitive areas or connected to existing publicly owned lands.
- Work with Land Conservancies to protect sensitive areas not in public ownership.
- Know the state regulations for these areas and be familiar with any potential changes. Planning Commissions should discuss potential changes and provide feedback to the State.



SENSITIVE FEATURES PROTECTION

Now	2025
Sensitive Features characteristics:	What we want to see in 20 years:
Undeveloped and remain in natural state.	These areas remain in their natural state.
Fragile ecosystem, majority is wetland.	Ecosystems have been protected.
Visually scenic area.	The area remains visually scenic.
Used for low impact recreation.	Continue to be used for low-impact recreation.



What we don't want to happen here in 20 years:

- Development of these lands.
- Visual degradation.
- Loss of vegetation.
- Environmental contamination.
- Negative impact on wildlife.

What can be done to protect the Sensitive Features?

- Inventory these areas to better define their location.
- Develop criteria to describe Sensitive Features.
- Use this information to create specific maps for these areas.
- Work with landowners to place these lands in conservation or transfer density to other places better suited for development.
- Establish protective setbacks from these areas.
- Regulate the amount and types of recreation in this area.



ROAD CORRIDOR PRESERVATION

Now	2025
Road Corridor Preservation characteristics:	What we want to see in 20 years:
Very attractive areas, mostly with large trees.	The view from the road is mostly forested.
Little signage.	Minimal signage, no large signs.
Minimal driveways.	Driveway entrances are shared, minimizing the number of access points on the road.
Many structures are screened by trees.	The majority of structures are screened by trees.
Many roads are aligned with tree canopies.	The tree canopies have been maintained or replaced with younger trees. In some instances, new trees have been planted where others have fallen.



What we don't want to happen here in 20 years:

- Loss of trees.
- Strip development along the roadsides.
- Large size signs along the roadsides.
- Loss of visual beauty and uniqueness.
- Clear-cut forestry practices within 100 feet of public roads.



What can be done to preserve the Road Corridors?

- Establish tree buffer requirements between structures and roads. Buffer area can vary from 50 to 150 feet depending on topography, existing land uses, and quality of vegetation.
- Require deep setbacks from roads. Require the setback area to be planted with native trees.
- Work with builders to place structures within the trees.
- Only allow clear cutting of areas as part of a forest management plan, not for development.
- Promote consolidated driveways and interconnections between developments whenever possible.
- Adopt strict sign regulations.
- Prohibit high or visibly noticeable fences along roadways.

CHARACTERISTICS TO PROMOTE

As previously discussed, Beaver Island is known as a unique place. This uniqueness comes from natural features, as well as land use patterns and, in some instances, building designs. There are three distinct development or design patterns that promulgate Beaver Island character. Future developments should continue these design characteristics and patterns. In these areas, the design of the development is just as important as the density and the uses permitted. These are places that the Planning Commissions of both townships need to promote the design characteristics.

The future land use classifications within this category are:

Harbor Area: This classification is primarily in St. James Township. The historic building patterns create a “downtown” character. The pedestrian scale and mix of commercial and residential uses contribute to this character. Much of the development occurred with the early settlers and many of the building patterns have been preserved.

Marine-Related: This classification is in St. James Township. The marina and docks in the harbor are a major functional and visual feature on Beaver Island. It is important that any future development or redevelopment is designed to be visually compatible with the area. In many cases, this area provides the visual welcoming mat to residents and tourists.

Agriculture: This classification is primarily in Peaine Township. The majority of privately owned land has this classification; therefore potential development in this area could have a major impact on the visual character of Beaver Island. Keeping this area “rural and open” will be difficult due to development pressures, but desirable in order to maintain the visual character of the island.

A description of these areas and their future is provided on the following pages.

HARBOR AREA

Now	2025
The Harbor Area characteristics: Historic structures and building placements have been protected.	What we want to see in 20 years: Historic structures and building placement have been protected and new development is consistent with the historic patterns.
Many structures have front porches and two story facades.	The majority of structures have front porches and two story facades.
Structures have been built along the road and sidewalk, and are not set back a distance. Their formulation creates a uniform “street wall effect.”	Structures have continued to be built along the road and sidewalk, and are not set back a distance.
Parking occurs in designated parking areas or along the road.	Parking occurs in designated locations or along the road. It does not dominate the street.
It has been designed for and promotes pedestrian accessibility.	There is a lot of pedestrian activity.
It serves as the major commercial area of the island. Mixed-use area.	It continues to be the major commercial area of the island. This is the place where people go to shop. This area continues to be mixed use.
Signage is minimal. Not a lot of commercial signage. Minimal tourist oriented signs.	Signage is minimal and complements building colors and designs. Improved tourist oriented signs.
Retailers are local; there are no major franchises.	The retailers are local; there are no major franchises or chain businesses.
Most of the shops and restaurants are high quality, well designed and unique.	The shops and restaurants are high quality, well designed and unique.
It is well connected to residential areas.	There is a strong pedestrian and visual connection to residential areas.



What we don't want to happen here in 20 years:

- Blight and/or vacant buildings.
- No longer is the main commercial area.
- Dominance of franchises/chain businesses.
- Buildings designed and/or placed that do not reflect current patterns or designs.

What can be done to retain the Harbor Area characteristics?

- Establish a downtown development architecture requirements.
- Establish a maximum setbacks for structures.
- Have flexible parking standards. Landscape parking areas.
- Establish a maximum building size and parking lot size.
- Allow for residential units to be in upper levels.
- Allow for a mixture of commercial uses that are compatible with the “small town” feel.
- Encourage foot traffic and shared parking areas.
- Establish architectural standards and a review board.



MARINE-RELATED

Now	2025
The Marine-Related characteristics:	What we want to see in 20 years:
Active and major transportation facility.	Continues to be a popular destination for boaters.
A person is able to see the harbor and Lake Michigan from the land.	Development has been designed to minimize obstruction of the view of the harbor and Lake Michigan.
The majority of the docks and the harbor are in good condition.	The docks and harbor are in good conditions.
Mixture of commercial and residential uses in small buildings.	The majority of the structures are small. This area has limited commercial, small-scale residential, and community facilities (such as parks and a meeting area).



What we don't want to happen here in 20 years:

- Docks in disrepair.
- Blighted conditions.
- Structures blocking the view of harbor.
- Loss of docks and marine-related uses and activities.

What can be done to retain the Marine-Related characteristics?

- Invest in this area. Replace docks when needed.
- Promote parks and open spaces as compatible uses.
- Continue to allow businesses to complement the harbor.
- Need to minimize conversion of marina uses to non-marina uses.
- Need to maintain open space between buildings to maintain views of the water.



AGRICULTURE (RURAL CHARACTER)

Now	2025
The Agricultural characteristics:	What we want to see in 20 years:
Large lot sizes, creating the "open and rural" feeling of Beaver Island.	This area has large lot sizes with minimum width and length requirements.
This land use encompasses a majority of the island.	This land use encompasses a majority of the island.
Mix of uses, including residential, recreation-oriented, and community facilities.	Mix of uses, including residential, recreation-oriented, and community facilities.
There is some active farming	Active specialized farming has increased.
The area contains heavily wooded lots.	Trees have been retained and this area is still heavily wooded, even with the new development.
Homes are screened by trees.	Homes are screened by trees from the road and each other.
Homes provide work/live environments (people can work from home).	Homes provide work/live environments (many people work from home).
Minimal infrastructure.	This area is served by high-speed internet, but not by sewers or community water/septic.
Contain sensitive natural features.	Natural features have been preserved.



What we don't want to happen here in 20 years:

- Conventional subdivisions similar to downstate (typically have minimal trees, wide paved roads, and higher density).
- House, after house, after house seen from the road.
- Loss of the large, contiguous wood view from the road.
- The costly extension of infrastructure, promoting sprawl.
- Loss of lands suitable for farming.
- Loss of the rural character and community pride.
- Dominance of golf courses.



What can be done to retain Agricultural characteristics?

- Maintain the 10 acre minimum lot size.
- Require deep setbacks between structures and the road.
- Minimize infrastructure improvements.
- Allow clustering to preserve significant features or for creative layouts, but not for artificially recreation-oriented developments such as golf courses.
- Use trees to minimize the visual impact of houses and non-residential uses from the road.
- Promote home-based businesses, allow for alternative working environments.
- Allow for accessory buildings and units.

PLACES TO BUILD

Beaver Island is a community and it is a destination. People travel to Beaver Island for the recreational and rustic characteristics. After a person has "discovered" the island, there may be a desire to move here. Although not everyone does move here, the population of Beaver Island has steadily increased in recent years. It is expected that this increase will continue as people retire or as Beaver Island increases in popularity due to the loss of the "rustic character" of northern Michigan and the improvements in transportation to the island (most recently was the new ferry boat).

Not everyone who wishes to move to Beaver Island will live here year round; many people will only live here seasonally. All residents, either seasonal or year round, need homes and supplementary commercial services. It is critical to plan for these new homes and services. This land use category provides locations where this growth is likely to occur. The future land use classifications within this category are:

Medium Density: This land use classification occurs along Lake Michigan and in the west portion of St. James Township. The areas with this designation have the highest residential density on the island.

Low Density: This land use classification occurs along Lake Michigan and in designated areas in St. James Township.

Commercial: These are areas of high land use concentration to allow for more intense uses in heavily traveled areas. This is a mixed-use classification.

Airport: There are two airports on the island.

A description of these areas and their future is provided on the following pages.

MEDIUM DENSITY

Now	2025
<i>The Medium Density characteristics:</i>	<i>What we want to see in 20 years:</i>
Single family residential.	Single family residential.
Neighborhood feeling and characteristics.	Neighborhood feeling and characteristics.
Contain open space and public features, such as trails and parks.	Contain open space and public features, such as trails and parks.
A mixture of traditional, modern, and eclectic designed homes.	A mixture of traditional, modern, and eclectic designed homes.
Developments have retained trees.	Developments have retained trees.
Minimum density of one unit per third of an acre.	Minimum density of one unit per third of an acre.
Single family residential.	Single family residential.

What we don't want to happen here in 20 years:

- Conventional subdivisions similar to downstate (typically have minimal trees, wide paved roads, and higher density).
- Same type of housing styles in developments.
- Developments that are not pedestrian oriented or designed for community interaction.



What can be done to support Medium Density areas?

- Promote community amenities, such as parks and trails to be incorporated into developments.
- Allow for a mixture of home styles.
- Allow for accessory dwelling units.

LOW DENSITY

Now	2025
The Low Density characteristics:	What we want to see in 20 years:
Primarily single family residential.	Continues to be primarily single family residential.
Permits separate accessory structures.	The accessory structures have expanded housing choices on the island.
Many residences have home-based businesses.	Home-based businesses have become more popular. These businesses have made the community stronger, but have not replaced the downtown area.
A mixture of traditional, contemporary, and eclectically-designed homes.	A mixture of traditional, contemporary, and eclectically-designed homes.
Developments have retained trees.	Trees have been retained during construction.
Minimum density of one unit per two and a quarter acres.	Minimum density of one unit per two and a quarter acres.



What we don't want to happen here in 20 years:

- Conventional subdivisions similar to downtown typically have minimal trees, wide paved roads, and higher density).
- Same type of house design in developments.
- Developments not pedestrian oriented or designed for community interaction.

What can be done to support Low Density areas?

- Promote community amenities, such as parks and trails to be incorporated into developments.
- Encourage a mixture of home types.
- Allow for cluster developments or creative designs to preserve natural features.

COMMERCIAL

Now	2025
The Commercial characteristics:	What we want to see in 20 years:
Located in high traffic areas.	This type of development only occurs at cross roads in high traffic areas.
Already some non-residential uses.	These developments have a mixture of uses.
These areas are auto dependent.	Auto dependent.
Provides services to residents and tourists.	Provides services.
Beginnings of a sprawl, corner-type development.	Concentrated and planned development.



What we don't want to happen here in 20 years:

- Modern commercial four corner development with many driveways, uncoordinated building designs, over abundance of signage, and no vegetation.
- Strip development along the roadway.
- Replace the downtown area as the major commercial area.

What should be done in Commercial

- Develop standards for architecture and building designs in these locations.
- Require landscaping.
- Limit the size of structures and size of operations.
- Coordinate access and driveways. Encourage shared parking and driveway curb cuts.
- Regulate the size and placement of parking lots.
- Regulate signage.
- Allow for structures to contain a mixture of residential and commercial uses.
- Limit the number of structures that would be permitted to be built next to each other. Have a maximum building width requirement.
- Limit the amount of land area in this classification.



AIRPORT

Now	2025
<i>The Airport characteristics:</i>	
<i>What we want to see in 20 years:</i>	
If an airport were to become deactivated, then that airport should be considered a Planned Commercial Area.	
Two airports.	Development outside of airports is rural. Airport-related development is contained to the site and not stripped along the road. Surrounding parcels should maintain their rural zoning, or be developed as a Planned Commercial Area.
Development outside of airports is rural.	The areas surrounding the airports are appropriately zoned and used.
Surrounding land uses compatible with airplane approach.	

What can be done to support the Airport?

- Encourage the airports to have updated and modern facilities.
- Don't allow for another airport, unless a reclamation plan for an existing airport is approved.
- Buildings and uses surrounding the airport are compatible with the airport approach plan.

What we don't want to happen here in 20 years:

- Airport is abandoned, resulting in blighted buildings.
- Incompatible uses are adjacent to the airports.

SPECIAL LAND USES

Some special land uses have characteristics that have far greater potential adverse impacts on adjacent properties and on the community as a whole than others. Some special land uses need to be restricted as to location because they have characteristics that are not always compatible with other uses permitted in the district. Greater scrutiny of site plans submitted for review is needed at the time of development, and monitoring is needed throughout the life of the project to minimize the potentially adverse effects of special land uses on the community and the surrounding neighborhood by requiring a complete evaluation of all potential impacts and their magnitude, and establishing conditions that will assure compatibility.

It is the intent of the townships on Beaver Island to insure a high standard of land use compatibility by imposing strict site development and locational standards on sexually oriented businesses, telecommunications towers, wind energy conversion systems (WECS), mining operations, solid waste transfer stations, retail buildings that exceed a footprint area of 20,000 square feet, and other similar uses. Specifically, it is the intent of the township to:

- Limit sexually oriented businesses to commercial locations that are not in close proximity to homes, churches, schools or other places where children live, play, worship, or attend school, or otherwise frequent.
- Allow telecommunications antennas anywhere on the island, but strictly limit towers as to type, size, design, and location so they will have the least visual impact on the community and not interfere with aviation. Telecommunication towers should not be prohibited on the island.
- Regulate, but not discourage WECS. Develop standards that will apply to their size, design, intensity, and location. These standards should be designed so the WECS will have minimal visual impact on the community and not interfere with aviation.
- Regulate commercial sand and gravel operations on the island except as required to prepare a site for development. Take an active approach to regulation. Be a partner with these entities.
- Control the visual character, location, and operating characteristics of solid waste transfer stations.
- Require a study for water quality for commercial ventures.
- Plan for a junkyard or a way to dispose of junk and solid waste from the island that is environmentally sensitive and protects the visual character of the island.

CHAPTER 6: COMMUNITY FACILITIES PLAN

(What are the services on the Island?)

INTRODUCTION

Planning for a full range of community facilities is an essential component of providing the basic needs for current residents as well as meeting the demands for future growth. The recreation, infrastructure, community services, transportation and communication have a direct relationship to the desirability and capacity of Beaver Island.

The intent of a Community Facilities Plan is to describe existing facilities and to provide recommendations for improvements. These recommendations relate to the future land use plan and their implementation should be further studied.

RECREATION

People travel to Beaver Island for the rustic and recreational experiences. The townships on Beaver Island should continue to promote recreation and plan future recreation projects together. When possible they should either join or support other organizations, such as the Nature Conservancy and Little Traverse Conservancy, in purchasing property for recreation.

In 2004, Charlevoix County updated the Charlevoix County Recreation Plan. This Plan was approved by the Michigan Department of Natural Resources and is a comprehensive document. For the purposes of this Master Plan, the map and recreation facility descriptions for Beaver Island from the County Recreation Plan are being used. In addition, information from the St. James Township Recreation Plan was used to augment the recreation descriptions and policies, and update the recreation facilities listing.

RECREATION FACILITIES ON BEAVER ISLAND

(provided by Charlevoix County, updated by St. James Township)

Location	Facility Name	Ownership	Open to Public	Approx. Size	Facilities Available
Peaine	State Forces	State of Michigan	Yes	12,057 acres	None
Peaine	Access on Lake Genesareth	State of Michigan	Yes		Boat launch
Peaine	Access on Fox Lake	Peaine Township	Yes		Boat launch
Peaine	Bill Wagner Memorial Park	State-owned, administered by Peaine Twp	Yes	14.7 acres	Picnic sites, campsites, children's play area, swimming
Peaine	Peaine Township Hall	Peaine Township	Limited hours		Meeting room, kitchen
Peaine	Iron Ore Bay Beach	St. James and Peaine Township	Yes	20 acres	Swimming beach, picnic sites, trails
Peaine	Beaver Island Lighthouse	Charlevoix Public Schools	Yes		Campsites, hiking trails, nature study trails
Peaine	Beaver Island Golf Course	Private	Yes		Golf Course
Peaine	Front Lake Park	Public	Yes		Picnic and view
St. James	St. James Township Campground	St. James Township	Yes	45.1 acres	Picnic sites, campsites, swimming
St. James	Bud McDougough Ball Diamond	St. James Township	Yes	1 acre	Ball diamond (1)
St. James	St. James Township Hall	St. James Township	Limited hours		Meeting room
St. James	Harbor Beach Playground	St. James Township	Yes	½ acre	Swimming, children's play equipment
St. James	Municipal Marina	St. James Township	Yes	1 acre	Boating
St. James	Beaver Island Community School	School	Yes	1 acre	Playfields and ball fields
St. James	Donegal Bay Beach	St. James Township	Yes		Swimming
St. James	Beaver Island Marina	Private	Yes		Boating
St. James	Gull Harbor Natural Area	St. James Township	Yes	14 acres	Nature Study Trails
St. James	Tennis Courts	St. James Township	Yes	2 acres	Tennis Courts

*For more information, refer to the Township Recreation Plan.

RECREATION DISCUSSION

As stated in the St. James Township Recreation Plan 2002, "Economically Beaver Island clearly is a recreation-based community. Despite the small resident population, both near-term possibilities and longer-term plans for projects and preservation are critical to every aspect of island life. At the present time, coordination of information about recreation resources consists largely of loosely-related sources including the Chamber of Commerce, with a harbor-sited office, the boat company and flying service, individual businesses, and various area directories."

The following is based on information provided in the St. James Township Recreation Plan 2002. "Tourism with its short-term visits and seasonal residences is the main economy of the present and future on the island. This tourism is based on access and immersion in the island ecology of land and water. However, a lack of an integrated set of other recreation resources remains a problem for attracting "eco-tourists" who will support environmental preservation. Such tourists do, after all, come in groups and families with associated ages and interest. Hikers, campers, and boaters also fish, swim, canoe, kayak, sail, and ride bikes."

"The aim is to enhance the attractiveness of Beaver Island for visitors in ways that take into full account the ecological beauty, fragility, and uniqueness of the island. Planning for recreation should be done in cooperation with the health program, transportation businesses, public works agencies, and business interests."

"The funding for recreation on Beaver Island comes from a variety of sources:

1. **Public funding:** The townships have funded the development and/or maintenance of campgrounds, harbor parks, trails, tennis courts, restroom facilities, beach access, and other incidental projects.
2. **Private donations:** Land for softball diamonds, tennis courts, parks, and other resources has been donated, wholly or in part, by individuals, businesses, and community groups. In some cases, volunteer individuals or groups have informally taken responsibility for maintenance and improvement of particular sites.
3. **Grants:** Implementation of a regular grant-seeking program in conjunction with the Michigan Department of Natural Resources has been used for ongoing projects and will be used for future recreation projects."

It should be noted that there is no joint integrated Island budget for recreation that sets priorities and assesses long-term costs. Projects are funded one at a time. In the future, there should be a more comprehensive approach to planning recreation projects.

INFRASTRUCTURE: WATER AND SEWER

Properties on Beaver Island are served by well and septic systems. According to a Needs Assessment Study conducted in June 2000 by Gosling Czubak, there has been some discussion about improving the current infrastructure. At the time of the study, the Beaver Island Environmental Monitoring Groups studied the need for public sewer and/or water improvements in the harbor area of St. James Township. While there was the suspicion that people were and are at risk due to the contamination of upper aquifer wells by septic systems, there was no agency willing to reach such conclusion. A downtown septic system was completed.

A variety of ultimate solutions presented in this study should be considered, including, but not limited to, public sewer, public water, a septic maintenance district that maintains existing septic systems, and alternative wastewater treatment systems.

COMMUNITY SERVICES

The Beaver Island District Library, Beaver Island Transit Authority, Beaver Island Community School, and the Central Michigan University Biological Station, Hospice, Commission on Aging, and Senior Housing all provide services to the residents on Beaver Island. The Beaver Island Volunteer Rural Fire Department, Rural Health Center, Emergency Services and the Charlevoix County Sheriff's Department all provide emergency services.

These services are necessary for people to live on and travel on the island. They should be periodically studied to ensure they are meeting the needs of residents and visitors and that adequate funding sources are available. One factor that should be part of this study is the effect of the increasing age of island residents on community services.



Beaver Island Rural Health Center
Completed January 2004

TRANSPORTATION

Beaver Island is unique in many different ways. For instance, the majority of the roads on Beaver Island are gravel. At this time, the major paved road is King's Highway.

The dominance of gravel roads enhances the rustic feeling of the island. Many people wish to retain this feeling. Therefore, roads should remain gravel. However, with the increase in development on the island, there may be a need for paving on roads that are heavily traveled or have significant drainage or topographic limitations.

Donogal Bay Road, the road from Four Corners to Welke Airport and Paid en Og Road to the Township airport could be considered for paving in the future.



It should be noted that the Charlevoix Road Commission has a policy that all new roads in Charlevoix County have to be paved. Beaver Island does not have the same characteristics as the County (i.e. it is an island that does not have a physical connection to the main land, therefore the amount of traffic is minimized). As part of road planning process, the Peaine and St. James Township should discuss this policy's impact on them.

ROAD DESIGN

No matter the construction of the roads, either paved or unpaved, they should be designed to reflect the "context sensitive design" objectives whenever possible. Context-sensitive design is a movement towards flexible road design, as opposed to conforming to the "one size fits all" philosophy that is traditionally used to design streets.

Design standards for roads serving the downtown area should differ from standards used for roads serving residential areas, which should, in turn, differ from standards used for roads serving rural areas. Generally, roads should be designed to meet their locale and usage needs, not their potential full capacity needs. Road designers should consider various design solutions instead of opting for standard road designs that give priority to capacity instead of environmental, historic preservation, and neighborhood-protection concerns.

All roads should also be designed to accommodate trails. It is recommended that trails be built in designated areas along the side of the road, especially in high traffic areas.



COMMUNICATION

Due to the island's isolated location, high-speed internet is critical for businesses, both commercial and home based. There is a need to encourage utility providers and the township to work together in obtaining high-speed internet connections.

In addition, there is a need to be able to communicate via cell phone to other parts of the island and to the mainland. Although cell towers may seem unsightly, if sited and designed correctly, they could benefit island residents in terms of safety.

CHAPTER 7: IMPLEMENTATION

(What to do next!)

One of the most critical elements of a Master Plan is the implementation section. The implementation section provides a listing of tasks that need to be accomplished to ensure the goals of the Master Plan are accomplished. A Master Plan is more than a description of future land uses; it provides a vision for the future. It is a comprehensive description of existing characteristics, existing concerns, and the desired future. One of the most powerful implementation devices is the Zoning Ordinance. Accordingly, it should be reviewed with the Master Plan on a regular basis and updated where needed. In addition, there are other tasks that the Peaine and St. James Township Planning Commissions can do to accomplish the goals of the Beaver Island Master Plan. These tasks are listed below in the form of a timeline. The order of the tasks listed is not a prioritization, it is simply a listing.

IMMEDIATE PRIORITIES (THIS YEAR!)

- Distribute a copy of the Adopted Master Plan to the Charlevoix County Planning Department.
- Review the Zoning Ordinance with the Master Plan and note areas of noncompliance. Use this information to create a list of zoning changes to consider.
- Ensure that the zoning ordinance adequately allows for and promotes "home grown businesses."
- Begin to review the architectural features of the village area in St. James Township. Categorize these features and work with the citizens to achieve a desired look for the downtown area. Establish these standards in an Ordinance and regulate them with an architectural review board.
- Work with county officials to improve internet access to the Island. Work to have a high-speed internet connection within two years.

IN ONE TO FOUR YEARS

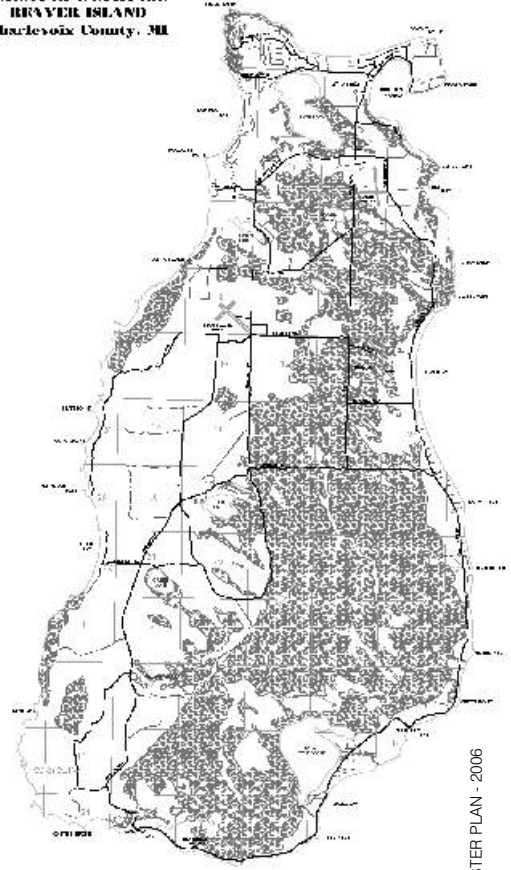
- Consider a road corridor zoning overlay district.
- Consider a sensitive natural features survey of identified areas. Mark these areas on a map and work with landowners to reduce the likelihood of development within these fragile ecosystems. Study the possibility of purchasing development rights.
- Develop a keyholing ordinance.
- Work with the Road Commission to adopt road paving criteria.
- Work with the Charlevoix County Road Commission on their road surfacing policies.

- Develop a commercial area plan for King's Highway (four corners area); proactively describe how development should occur in this area.
- Implement context sensitive road design standards. Encourage the Charlevoix County Road Commission to adopt more context sensitive road design standards.
- Prepare a comprehensive trail plan for the island.
- Update the township recreation plans, exploring working on a joint recreation plan.
- Establish an ordinance for Wind Energy Conversion Systems.
- Establish an ordinance for sexually oriented businesses.
- Commission a parking study for downtown. Look for appropriate areas for additional parking, if needed, and study how to pay for this additional parking.

IN FIVE TO TEN YEARS

- Review this task list to identify projects not accomplished.
- Review the Master Plan and update where needed
- Proactively work with the US Census Bureau to confirm population numbers.

EXISTING WETLANDS
BEAVER ISLAND
Charlevoix County, MI



MASTER PLAN BEAVER ISLAND Charlevoix County, MI

FUTURE LAND USE LEGEND

FEATURES TO PROTECT

- SHORELINE PROTECTION
- PUBLIC OPEN SPACE
- SENSITIVE FEATURES
- ROAD CORRIDOR
- CRITICAL DUNE AREA

CHARACTERISTICS TO PROMOTE

- AGRICULTURE
- HARBOR AREA
- MARINE-RELATED

PLACES TO BUILD

- LOW DENSITY
- MEDIUM DENSITY
- COMMERCIAL
- AIRPORT

GENERAL LEGEND

- COUNTY ROADS
- STREETS
- TRAILS
- AIRPORT
- RIVERS
- LAKES

EXISTING ZONING BEAVER ISLAND Charlevoix County, MI

EXISTING ZONING

- AGRICULTURAL
- AG. SUPPORT DISTRICT
- CD. CRITICAL DUNE
- FD. FISCAL LANDS & FACILITIES
- R-1. SINGLE-FAMILY RESIDENTIAL
- R-2. DENSELY PACKED RESIDENTIAL
- C-1. RECREATION/COMMERCIAL
- C-2. GENERAL COMMERCIAL
- I. INDUSTRIAL
- H. HARBOR DISTRICT
- M-1. MARINE-RELATED

SOIL CLASSIFICATIONS BEAVER ISLAND Charlevoix County, MI

SOIL CLASSIFICATIONS

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DI | 114. DJ | 115. DK | 116. DL | 117. DM | 118. DN | 119. DO | 120. DP | 121. DQ | 122. DR | 123. DS | 124. DT | 125. DU | 126. DV | 127. DW | 128. DX | 129. DY | 130. DZ | 131. EA | 132. EB | 133. EC | 134. ED | 135. EE | 136. EF | 137. EG | 138. EH | 139. EI | 140. EJ | 141. EK | 142. EL | 143. EM | 144. EN | 145. EO | 146. EP | 147. EQ | 148. ER | 149. ES | 150. ET | 151. EU | 152. EV | 153. EW | 154. EX | 155. EY | 156. EZ | 157. FA | 158. FB | 159. FC | 160. FD | 161. FE | 162. FF | 163. FG | 164. FH | 165. FI | 166. FJ | 167. FK | 168. FL | 169. FM | 170. FN | 171. FO | 172. FP | 173. FQ | 174. FR | 175. FS | 176. FT | 177. FU | 178. FV | 179. FW | 180. FX | 181. FY | 182. FZ | 183. GA | 184. GB | 185. GC | 186. GD | 187. GE | 188. GF | 189. GG | 190. GH | 191. GI | 192. GJ | 193. GK | 194. GL | 195. GM | 196. GN | 197. GO | 198. GP | 199. GQ | 200. GR | 201. GS | 202. GT | 203. GU | 204. GV | 205. GW | 206. GX | 207. GY | 208. GZ | 209. HA | 210. HB | 211. HC | 212. HD | 213. HE | 214. HF | 215. HG | 216. HH | 217. HI | 218. HJ | 219. HK | 220. HL | 221. HM | 222. HN | 223. HO | 224. HP | 225. HQ | 226. HR | 227. HS | 228. HT | 229. HU | 230. HV | 231. HW | 232. HX | 233. HY | 234. HZ | 235. IA | 236. IB | 237. IC | 238. ID | 239. IE | 240. IF | 241. IG | 242. IH | 243. II | 244. IJ | 245. IK | 246. IL | 247. IM | 248. IN | 249. IO | 250. IP | 251. IQ | 252. IR | 253. IS | 254. IT | 255. IU | 256. IV | 257. IW | 258. IX | 259. IY | 260. IZ | 261. JA | 262. JB | 263. JC | 264. JD | 265. JE | 266. JF | 267. JG | 268. JH | 269. JI | 270. JJ | 271. JK | 272. JL | 273. JM | 274. JN | 275. JO | 276. JP | 277. JQ | 278. JR | 279. JS | 280. JT | 281. JU | 282. JV | 283. JW | 284. JX | 285. JY | 286. JZ | 287. KA | 288. KB | 289. KC | 290. KD | 291. KE | 292. KF | 293. KG | 294. KH | 295. KI | 296. KJ | 297. KK | 298. KL | 299. KM | 300. KN | 301. KO | 302. KP | 303. KQ | 304. KR | 305. KS | 306. KT | 307. KU | 308. KV | 309. KW | 310. KX | 311. KY | 312. KZ | 313. LA | 314. LB | 315. LC | 316. LD | 317. LE | 318. LF | 319. LG | 320. LH | 321. LI | 322. LJ | 323. LK | 324. LL | 325. LM | 326. LN | 327. LO | 328. LP | 329. LQ | 330. LR | 331. LS | 332. LT | 333. LU | 334. LV | 335. LW | 336. LX | 337. LY | 338. LZ | 339. MA | 340. MB | 341. MC | 342. MD | 343. ME | 344. MF | 345. MG | 346. MH | 347. MI | 348. MJ | 349. MK | 350. ML | 351. MN | 352. MO | 353. MP | 354. MQ | 355. MR | 356. MS | 357. MT | 358. MU | 359. MV | 360. MW | 361. MX | 362. MY | 363. MZ | 364. NA | 365. NB | 366. NC | 367. ND | 368. NE | 369. NF | 370. NG | 371. NH | 372. NI | 373. NJ | 374. NK | 375. NL | 376. NM | 377. NO | 378. NP | 379. NQ | 380. NR | 381. NS | 382. NT | 383. NU | 384. NV | 385. NW | 386. NX | 387. NY | 388. NZ | 389. OA | 390. OB | 391. OC | 392. OD | 393. OE | 394. OF | 395. OG | 396. OH | 397. OI | 398. OJ | 399. OK | 400. OL | 401. OM | 402. ON | 403. OO | 404. OP | 405. OQ | 406. OR | 407. OS | 408. OT | 409. OU | 410. OV | 411. OW | 412. OX | 413. OY | 414. OZ | 415. PA | 416. PB | 417. PC | 418. PD | 419. PE | 420. PF | 421. PG | 422. PH | 423. PI | 424. PJ | 425. PK | 426. PL | 427. PM | 428. PN | 429. PO | 430. PP | 431. PQ | 432. PR | 433. PS | 434. PT | 435. PU | 436. PV | 437. PW | 438. PX | 439. PY | 440. PZ | 441. QA | 442. QB | 443. QC | 444. QD | 445. QE | 446. QF | 447. QG | 448. QH | 449. QI | 450. QJ | 451. QK | 452. QL | 453. QM | 454. QN | 455. QO | 456. QP | 457. QQ | 458. QR | 459. QS | 460. QT | 461. QU | 462. QV | 463. QW | 464. QX | 465. QY | 466. QZ | 467. RA | 468. RB | 469. RC | 470. RD | 471. RE | 472. RF | 473. RG | 474. RH | 475. RI | 476. RJ | 477. RK | 478. RL | 479. RM | 480. RN | 481. RO | 482. RP | 483. RQ | 484. RR | 485. RS | 486. RT | 487. RU | 488. RV | 489. RW | 490. RX | 491. RY | 492. RZ | 493. SA | 494. SB | 495. SC | 496. SD | 497. SE | 498. SF | 499. SG | 500. SH | 501. SI | 502. SJ | 503. SK | 504. SL | 505. SM | 506. SN | 507. SO | 508. SP | 509. SQ | 510. SR | 511. SS | 512. ST | 513. SU | 514. SV | 515. SW | 516. SX | 517. SY | 518. SZ | 519. TA | 520. TB | 521. TC | 522. TD | 523. TE | 524. TF | 525. TG | 526. TH | 527. TI | 528. TJ | 529. TK | 530. TL | 531. TM | 532. TN | 533. TO | 534. TP | 535. TQ | 536. TR | 537. TS | 538. TU | 539. TV | 540. TW | 541. TX | 542. TY | 543. TZ | 544. UA | 545. UB | 546. UC | 547. UD | 548. UE | 549. UF | 550. UG | 551. UH | 552. UI | 553. UJ | 554. UK | 555. UL | 556. UM | 557. UN | 558. UO | 559. UP | 560. UQ | 561. UR | 562. US | 563. UT | 564. UY | 565. UZ | 566. VA | 567. VB | 568. VC | 569. VD | 570. VE | 571. VF | 572. VG | 573. VH | 574. VI | 575. VJ | 576. VK | 577. VL | 578. VM | 579. VO | 580. VP | 581. VQ | 582. VR | 583. VS | 584. VT | 585. VU | 586. VV | 587. VW | 588. VX | 589. VY | 590. VZ | 591. WA | 592. WB | 593. WC | 594. WD | 595. WE | 596. WF | 597. WG | 598. WH | 599. WI | 600. WJ | 601. WK | 602. WL | 603. WM | 604. WN | 605. WO | 606. WP | 607. WQ | 608. WR | 609. WS | 610. WT | 611. WY | 612. WZ | 613. XA | 614. XB | 615. XC | 616. XD | 617. XE | 618. XF | 619. XG | 620. XH | 621. XI | 622. XJ | 623. XK | 624. XL | 625. XM | 626. XN | 627. XO | 628. XP | 629. XQ | 630. XR | 631. XS | 632. XT | 633. XU | 634. XV | 635. XW | 636. XX | 637. XY | 638. XZ | 639. YA | 640. YB | 641. YC | 642. YD | 643. YE | 644. YF | 645. YG | 646. YH | 647. YI | 648. YJ | 649. YK | 650. YL | 651. YM | 652. YN | 653. YO | 654. YP | 655. YQ | 656. YR | 657. YS | 658. YT | 659. YU | 660. YV | 661. YW | 662. YX | 663. YY | 664. YZ | 665. ZA | 666. ZB | 667. ZC | 668. ZD | 669. ZE | 670. ZF | 671. ZG | 672. ZH | 673. ZI | 674. ZJ | 675. ZK | 676. ZL | 677. ZM | 678. ZN | 679. ZO | 680. ZP | 681. ZQ | 682. ZR | 683. ZS | 684. ZT | 685. ZU | 686. ZV | 687. ZW | 688. ZX | 689. ZY | 690. ZZ |
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Island school celebrates President's Day

by Frank Solle



Mt. Rushmore - one effort by the high school students

It was business as unusual at the Beaver Island Community School on Monday, Feb. 20 — President's Day. Instead of reading, writing, and arithmetic (as one excited first-grade student whispered secretly to this reporter, "We don't have math on President's Day") the student body was engaged in a variety of entertaining and creative activities, all centered around those individuals for whom the day is set aside to honor.

That's not to say learning wasn't on the agenda, however. From Bingo with an historical twist for the youngest students, through a presidential version of the card game Pit, to navigating a presidential 'Mind Obstacle,' and coursing around the trivia board during heated battles of 'Hail to the Chief,' and even to a version of Jeopardy with an administrative bent, the students plied and expanded their executive knowledge.

On top of that, there were ongoing



*Jewell Cushman-
President Washington
makes a decision*

Hail to the Chief - joining Mr. Stambaugh for a round:



Jenna Battle, Brogan Maudrie, Micheal Myers, Gus Connaghan

contests for computer-generated presidential power point presentations as well as competitions for the best presidential work of art, not to mention the creation of short presidential skits.

And if that weren't enough, a variety of jigsaw puzzles were diligently put together, or at least begun, including a mas-



*Pres choir - led by Ms.
Rooy, the 1-4 graders
entertain the assembly*

sive and impressive 3-dimensional model of the White House, which, through the efforts of numerous students, ultimately took a better part of the week to complete.

Between all the indoor sessions, students braved the crisp and windy outdoor conditions in rotating shifts, in order to attempt sculpting different versions of Mt. Rushmore out of huge piles of snow created for that purpose by John Works and his big green tractor.

A number of students and faculty also took up the challenge of dressing up as their favorite President or First Lady.

And, while it wasn't exactly a Presi-

Happy St. Patrick's Day

from the Grand Rapids Party February 26, 2006



Photographs by Rachel McDonough

Mr. Chittle oversees the Snow sculpture crew



McCauley Connaghan, Jenna Battle, Brogan Maudrie, Dylan Left, Matthew Cull, Brigid Cushman, and Danny LaFreniere.

dential Fitness activity, the day came to an exciting conclusion with a relay race involving each and every student following a zigzag path across the gym floor while not-so-gracefully carrying spoonfulls of jelly beans and peanuts. To even out the playing field, all seventh-grade and above students were required to complete the course backwards.

Prior to the racing finale, a school-wide assembly was treated to a medley of presidential songs song by the youngest students under the direction of versatile teacher Miranda Rooy, and then a stirring and heartfelt rendition of the national anthem by the duo of Melissa Peters and Hannah Connor. Following that, a power point slide show of the many activities, compiled by Mrs. Boyle from student photos taken throughout the day, was shown.

The winners of the look-alike contest were Jewel Cushman as top presi-

The 5-6 graders gave snow sculpture their best shot



dent for his George Washington costume and Olivia Cary for her impersonation of Jackie Kennedy. Runners up were Hannah Robert who also presented herself as George Washington, and Hillary Rasch who dressed as Martha Washington.

The art contest winners were: Emily

Burton in grades 1-4 for her portrait of Abraham Lincoln, Jamie Campbell grades 5-6 for her George Washington, Derek McDonough grades 7-8 for his Eisenhower. The overall winner was Alex Erickson for his portrait of An-

drew Jackson.

The power point winners were Maeve Green, first; Caitlin Boyle, second; and Brenna Green, third.

Perhaps the happiest winner of the day was Austyn Oliver, who claimed the large jar of jelly beans after coming closest with the best guess as to their actual number.



Jenna Battle - JFK reports to the classroom



Emily Burton - Art contest winner

Beaver Island Ritual moves to Alaska



John and Phyllis Haggard visited Kodiak Alaska, "the island terrific/ in the north Pacific," and learned that this island, which is also called an Emerald Isle, has adopted one of our long-standing St Patrick's Day rituals: the *tossing of the fish*. The Alaskans do it with salmon instead of whitefish, so we can safely say that none of their tosses qualifies to upset our well-established records, and let them continue without bringing suit.

St. Pat's on Beaver

Events, including our very own *fish toss*, start at 1:00 p.m. in front of the Shamrock on Saturday March 18th.

PABI's Ice Classic

Beaver Island's Guess-when-it-melts Game

In 1917 in the town of Nenana, Alaska, a group bet (we don't know *what* was bet) on when the ice would break up on the (Frank) Tanana River. Since then they have held an annual contest with increasingly larger prizes.

The Preservation Association decided to begin the Beaver Island Ice Classic in the same vein. The contestants can purchase tickets and enter their guess (or guesses) on when a tower on the ice next to the Beaver Island Marina will go into the water, with 50% of ticket sales going to the winner.

The remainder will be used to fund the Community Center.

How does this work? A tower has been placed on the ice next to the Beaver Island Marina. When the tower goes into the water a clock will stop and the time will be recorded.

Those participating will purchase their ticket(s), enter their guess (date, hour, minute). An individual may make as many guesses as they wish for \$5.00 per guess—or 5 for \$20.00. Those matching (or nearest to if none match exactly) will share 50% of the ticket sales. In the case of a tie the 50% will be shared equally among the winners—however many there are.

Check pabi.beaverisland.org regularly for information on the status and the prize amounts.

Remember, for this event, you do not have to hold onto a dead fish, walk on 4-man skis, or fluff your skirt when the man in the kilt plays the pipes—unless it goes through the ice on St. Pat's!

Tickets are available from PABI Board members and most Island stores through March 20, 2006.



Death by Island: Episode 7

by Peter Plastrik

A serial murder mystery starring people and places of Beaver Island; the Conclusion will appear next month.

Twenty-five feet beneath the surface of Paradise Bay, Mike Weede was looking for something. He let a little air out of his buoyancy jacket and, as bubbles rose, sank toward the thick muck and pale green grass on the bottom. The owner of Paradise Bay Dive Shop, Mike loved diving to discover little treasures—a bell, hammer, or bottle from an old sunken schooner, or the chassis of an old Ford dumped into the bay decades ago. He left them where they rested; it was the finding that was fun. In winter, Mike had even dived into the eerie waters under the solid layer of ice covering northern lakes. Today's dive, though, was in what passed for warm water in Lake Michigan. Mike was searching for a treasure the deputy sheriff wanted to recover. Someone had tossed something into the bay the day before—evidence, maybe, of a murder.

Mike was diving below a large power boat, *The Addiction*, but he'd gone into the water 100 yards away so he wouldn't be seen by the man the deputy said was probably on board. When he'd looked up and seen the bottom of the boat, he'd pushed deeper. Swimming close to the bottom, he used his

hands to push apart the grass. He searched for five minutes, ten minutes. Finally he spotted a little red flag hovering above the grass. Seconds later, Mike was lifting a small plastic bag, attached to the marker, from the muck. Then he swam off, taking the prize to the law.

There were two objects on Deputy Sheriff Jim Campbell's desk. One was a clipping from the *Chicago Tribune*, headlined "Murder Victim Is Chicagoan":

BEAVER ISLAND

A young Chicago heiress, Mary Margaret "Meg" Ryan, has been identified as the victim of a mysterious murder in this remote Island community in northeast Lake Michigan.

Local law enforcement authorities say the woman was drowned and left naked in a kayak tied to the ferry dock in St. James, the Island's only town. She was identified by a Chicago attorney who recognized her photo in the newspaper.

Last year Miss Ryan inherited

from her father, Daniel Ryan (inventor of 'soy curd'), a small estate that included property on Beaver Island, according to the attorney, Dewey Cheetum. She is survived by her mother, Mrs. Erin Ryan, and her brother, Nolan. Neither responded to telephone calls.

Local authorities say their investigation is proceeding well and they have gathered important evidence. A local merchant, who asked for anonymity, said that the murder has shocked the usually sedate Islanders. "We're not used to crime and we're not used to all the media attention this murder has brought from America—I mean, the mainland. Normally, what happens on the Island stays on the Island, and we like it that way."

The second item on the deputy's desk was the bag that Mike Weede had recovered. Lying open, it contained a small book. Jim Campbell quickly thumbed through the little black diary, reading the last fearful words of the woman who had been killed a few days

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earlier. He looked at Mike Weede, still in his black and blue diving suit, dripping water on the floor. "This is what I needed," Jim said. "It's enough for me to go talk to this guy and search his boat."

As Jim left the room he checked his Glock 45 automatic. He didn't know who "the guy" was, but suspected he had killed the woman who kept the diary. Maybe the guy on the boat was the brother, maybe not.

A few minutes later Jim was on a little boat, the sheriff department's 17-foot whaler that would be replaced next spring, and within hailing distance of *The Addiction*: "Hello, anybody at home?" There was no answer, so Jim boarded to look around.

Nolan Ryan was on the run, and not for the first time in his life. He'd been jumpy since he'd gotten that mysterious call on his cell phone the day before. He'd checked his phone's memory. It said the call had come from the woman who'd wanted to buy the land on Beaver Island. But that couldn't be, since he'd knocked her out and, he'd heard, she was lying unconscious at the Health Center. Someone, maybe a cop, was checking the phone out. "Everything's

screwed up," he muttered angrily.

He needed money to pay off a big drug debt in Chicago. He'd gotten his sister Meg to agree to sell her land on Beaver Island. Their father had owned it and—just like that unforgiving bastard!—he'd left it all to *her* when he'd died. One last punishment from daddy for his son's many sins. But Meg had agreed to help him. So he'd lined up two land sales—one to the woman who wanted to start a Mormon compound, the other, of just the water rights, to a Chicago lawyer who wanted to pump groundwater and bottle it as "Ice Island" from the North. He and Meg had come to the Island on the *Addiction* to cut the deals and get the down payments.

Then everything went wrong. They'd walked around the land and Meg had gotten agitated. "We shouldn't be selling this land," she'd said. "It's wrong, Nolan. Dad loved this land like it is. In his will he said I should make sure it was preserved, and now we're about to sell it. Even worse—she'd gotten very loud—we're going to let someone suck up all the water under the Island and we're going to sell to Mormons. Did you see that article about the Mor-

mons in Arizona who believe they have to have three wives to get to heaven?"

The next day he'd brought the subject back up—they were swimming in the clear water of Greenes' Bay, Meg doing her nudist thing—but she'd been even more vehement: there would be no sale! "It's my call," she insisted. "Dad gave the land to *me*. We should go back to Chicago tomorrow." That's when he had felt an uncontrollable surge of anger and he'd put his hands around her neck and pulled her head under the water and held it there—forever.

He'd tried to hide the body, but that hadn't gone well. And he'd gotten some of the money he needed from the Mormon woman, but that hadn't gone well either. *Can't do anything right*, he could hear his dad saying. He'd stayed on the Island to recover Meg's diary, and had hidden it where no one would find it. But now he had to get away.

He'd thought about taking the *Addiction* out into Lake Michigan and making a run for it. But if they were on to him, it would be easy to catch up with him in the boat. Instead he was going crazy, staring at the shore and trying desperately to think. ...



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Jerry Sowa 1936 – 2006

Gerald Raymond Sowa, 69, of Beaver Island, died Friday, February 3, 2006, at the Hemet Valley Hospital in Hemet, California, his winter home.

Jerry was born April 6, 1936, in Muskegon, the son of Leo M. and Mary (Ropotor) Sowa. He graduated from Muskegon High School in 1954. He earned a Bachelor of Science in Education from Western Michigan University, enlisted in the United States Marine Corps, and graduated from Quantico Officer's Candidate School. He served in the Marines for twenty-six years, which included two tours of duty in Vietnam and another in Okinawa at the end of the war. He retired as a Major in 1977 at the age of 42.

After retiring, he learned to become a mechanic and play the guitar, took singing lessons, went to electronics school, became EMT certified, completely built two homes, and learned to build golf clubs. He also earned a Master's Degree in Secondary Education from Arizona State University. He made his home on Beaver Island for the past fifteen years, where he was a member of Holy Cross Catholic Church,

On May 9, 1959, he married the

former Shirley E. White in Muskegon, and she survives. He is also survived by his children, John L. (Elaine) Sowa of Hemet, Calif., Michael A. Sowa of Beaver Island, Catherine (Joel) Meintsma of Coopersville, Lois M. (Kevin) Stipp of Hemet and Beaver Island; grandchildren, Theresa, Melissa, Cory, Jeremy, and Tara Sowa, and Aubreanne, Kyle, Kameron, Joleen, and Shelby Meintsma, Jacob and Jessica Stipp; great-grandchildren, Cody and Amanda Stipp; brothers, Robert Sowa, James (Linda) Sowa, Gregory (Teresa) Sowa, Lawrence Sowa all of Muskegon; and sisters, Teresa (Chuck) St. Amour of Muskegon and Mary Kreisel of Quartzite, Ariz. A Rite of Christian Burial was held on February 11, at Holy Cross Catholic Church on Beaver Island, the Reverend Patrick Cawley officiating. Burial followed at Holy Cross Cemetery. A Rosary was recited at Holy Cross Church, where friends met the family. Memorial contributions may be made to the Holy Cross Altar Society (Beaver Island).

The family will miss the sound of his laughter and his wit, but mostly they will miss his tremendous love.

The family of Jerry Sowa would like to share these thoughts.

They say that when it is time, your life passes before you. I have found that when it is someone else's time, their life can also pass before you. On Feb 3rd, I saw the life of an incredibly exceptional man. I envisioned, a young white boy raised in a black neighborhood above a box factory; selling day-old newspapers to strangers and sneaking into movie theaters. Next, a young enlisted marine, a college student and then a 2nd lieutenant taking his young family to Quantico for Officer's Candidate School. He became a successful Major, with 26 years of service which included 2 tours of duty in Vietnam and one at the end of the war in Okinawa. Although he was a brave decorated officer he had a huge life following the Marine Corps. He retired in 1977 at age 42 and set out on a mission to be a current day renaissance man. Even though he had his Master's degree he went back to school. He learned to become a mechanic, play the guitar, took singing lessons; went to electronics school; became an EMT

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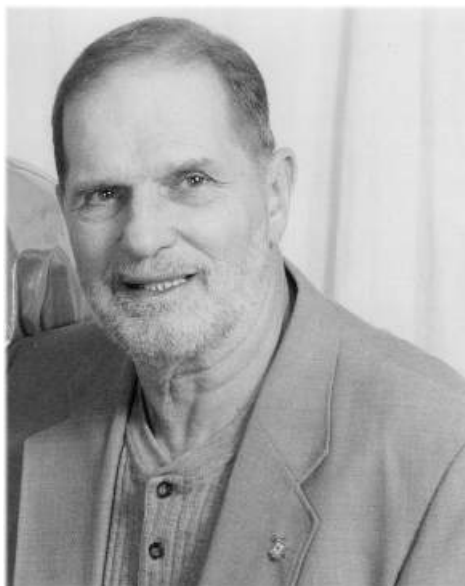
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specialist; built 2 homes, and learned to build golf clubs. I called him "The One Stop Jerry Shop." He could build you a house, play you a song, fix the electricity, repair the car and TV; and start an IV. It seemed he could do it all.

When he saw us at his memorial mass, he would have said, "I bet you wonder why I called this meeting."

He was strong and fierce when he needed to be, but he was also warm, kind, gentle and giving. His capacity to love was enormous. Our mother was the true love of his life. Yet he treasured each and every member of his family. He cared relentlessly for his mother and cared for everyone around him. He was always willing to give of himself to anyone, for to our dad, no one was a stranger; they were just someone he had not grown to know yet. His kindness stretches farther than any of us know. People have come to us with stories of his giving that we didn't even know had happened. He will be missed immensely. We will miss his jokes, his pranks, the banter, his strength, but mostly his all-encompassing love.

We hope there is a great golf course in heaven, because if there isn't,



there will be soon, now that he's there.

It is hard to thank everyone for the warm embraces and their ability to console our hearts. We will be forever grateful to our friends and extended family on Beaver Island.

At The Funeral

The day started out cold but warmed quickly to 26 degrees and stayed there, with not much snow on the

ground at all.

The Marine Corps had sent over a 4-man Honor Guard to do their thing at grave site. Holy Cross was filled to capacity with family and friends. The service was relatively short with Father Pat doing the entire service.

The AmVets left early for the cemetery and set up to receive and honor Jerry's remains. Six of them including yours truly made up the rifle team with Gerald LaFreniere calling the orders. The day before we had practiced with our new M1 Garand Rifles and when it came time for us to fire the three volleys we did well. Bob Hoogendorn played the Marine hymn, and the marines blew taps. John Works shot off his cannon in another loud salute. When Jerry's cousin, also a retired marine in his uniform, presented the folded flag to Shirley the Welke airforce timed its fly-over and Missing Man salute right on the button. It gave me shivers despite being acclimated to the cold. The family men and friends shovel-filled the grave while the rest of us took back the rifles. That done, we went to a very good luncheon at the Peaine Township hall that was again well attended. — Jack Spanhak

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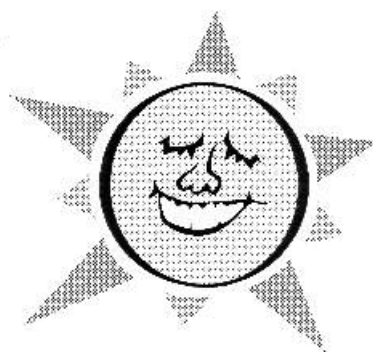
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Against all odds

by Frank Solle

If it's March, it must be Madness time. Or, as the Michigan High School Athletic Association would rather it be called, Magic time. Either way you want to call it – March Madness or March Magic – it still means it's post season time for winter sports.

This year both the Beaver Island Community School volleyball and basketball teams will be participating in district tournaments.

For the volleyball team, which has finished as district runners-up the past three seasons, it will mean yet another shot at claiming that elusive district title.

For the basketball team, this year marks the first time in four years that an Island team will participate at the district affair.

But whether district play is old hat or a fresh new fit, in each instance the challenge that lies before the Islander teams is huge.

The volleyball tournament, set for Saturday, March 4, will be played at Pellston. The host Hornets moved back down to Class D this year after two seasons at the Class C level, but the level of their play has remained high. That fact is proven out by their third-place ranking in

the Associated Press statewide Class D poll. Meanwhile, perennial district nemesis, the Swordsmen of Harbor Springs Harbor Light Christian, the two-time defending district champs, are ranked number five in the state Class D poll. Fortunately for the Islanders, these two teams face each other to open tournament play. Nonetheless, with two highly-ranked teams in one small field, this is arguably the toughest district draw in the state.

The Islanders open play against the Mackinaw City Comets at 11:30 a.m. with the winner advancing to the district final. The other semifinal will feature the winner of the Pellston-Harbor Light match against the Alanson Vikings.

The basketball tournament presents an equally difficult challenge. The Islanders will play Tuesday, March 7 at Ellsworth against the Central Lake Trojans, who were ranked 18th in the Feb. 21 AP Class D poll. The winner will advance to the March 10 district final.

The tournament host Ellsworth Lancers draws the unenviable task of opening tourney play against last year's Class D state runners-up and current top-ranked Class D squad, the undefeated Bellaire Eagles on Monday, March 6. The winner

of that game moves on to semifinal action against the Alba Wildcats on March 8. All of these tournament games begin at 7:00 p.m.

So the Island teams have their work cut out for them. But then that is part of the lesson learned from participating in sports. The Islander teams wrapped up their regular season campaigns at Grand Marais the weekend of Feb. 25-26. After a long break due to the cancellation of their trip to Hannahville, two sets of wins against the Polar Bears put them back on the winning track after a tough trip to Mackinac Island the first weekend of February.

Despite the odds against them as the smallest school by far in each tournament field, there is little doubt they will give it their all. Both Islander teams have shown determination and grit throughout the season, with the volleyball team repeating as Northern Lights League champs with a 9-1 league record and 12-1 overall mark. The basketball team completed the season in second place in the league at 8-2 with an 11-2 overall record.

Look for a season and tournament wrap-up in next month's issue of the *Beacon*. And wish them luck.



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First Lawsuit at Bay Harbor

On February 1st Richard and Robin Franks became the first property owners at Bay Harbor, the large and glamorous development between Charlevoix and Petoskey, to file a lawsuit over contamination from buried cement dust. They had bought a lot on Coastal Ridge Drive (which accesses about 12 homesites near one of the contamination hotbeds) for \$710,000 in 2001, and built a home before the caustic toxins were discovered, bringing their investment to around three million dollars.

The Franks are suing the Bay Harbor Company, developer Dave Johnson, and backer CMS Energy, which is funding the anticipated \$50,000,000+ clean-up. Their initial response claimed that the Franks were given a booklet which disclosed the kiln dust contamination, and that the land was sold "as is." The Franks said that the "disclosure" was in a single sentence.

Despite this controversy, assessments at Bay Harbor continue to rise, and are expected to climb almost eleven percent this year.

Meanwhile CMS has begun repurchasing lots and homes on Coastal Ridge Drive—such as the one owned for the past five years by Myron Patten. CMS negotiated with the Franks as well, but they failed to reach an agreement.

On March 23rd, Tip of the Mitt Watershed is hosting a Public Forum on the Cleanup of Bay Harbor to provide information about the CKD contamination. A panel of representatives from involved parties will be on hand, including U.S. Environmental Protection Agency, Michigan Department of Environmental Quality, Northwest Michigan Community Health Agency, Little Traverse Bay Bands of Odawa Indians, CMS Land Company, and Bay Harbor Company.

A State of Grace

For Grace Boyle Matela – 9-9-1937 to 3-1-2005

by Richard Gillespie

Grace, she was called, on the day of her birth,
A name reserved for the angels of earth.
But how could they plan that a girl such as her,
Would make that name perfection for sure?

She was Grace for many reasons, that we all know,
And carried such grace wherever she'd go.
Throughout her life she would come to our aid,
Never worrying for herself, no bother or pay.

Grace shrugged if asked "How do you carry this load?"
"It's God's plan," she'd say, "it's something He's owed."
With little complaint she would carry them all,
The burden upon her would cause any to fall.

Grace gave so much without much worry,
For all of her life, help was her hurry.
Only days before passing she lightened her load,
Was heard to say, "I'm hitting the road!"

She gave and gave, and gave again,
Until she could give no more.
Now they bring her to her rest,
Near Beaver Island's sandy shore.

She will be missed most infinitely,
For she was always a joy to see.
Beaver Island without her will be a strange place,
But now she sleeps in her "State of Grace."

*Your gift of love and joy of life is missed every day.
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One Hundred Years Ago

by Joyce Bartels

Beginning with this month's column, with the help of Antje Price, applicable notes from F. Protar's diary will be added.

Charlevoix Sentinel
March 1, 1906 **Local News:**
"After repairs to the steamer Beaver's boiler, which will take about five days longer, the boat will be fitted out. Capt. Campbell expects to begin making trips to the Island by March 15th if ice does not prevent."

"Beaver Islanders finished their ice harvest yesterday."

Beaver Island News:
"John Floyd is putting up ice for the Wolverine Fish Co."

"There is not one idle person on the Island; everybody is busy."

"The L. A. A. O. H. (*Ladies Auxiliary to the Ancient Order of Hibernians*) will give the last dance of the pre-lenten season."

"Mr. Charles Allers is spending part of the winter in South Haven with friends."

"Birthday surprise card and dancing parties have become epidemic about the Island this winter."

"Everyone lucky enough to own speedy horseflesh is trying his steed on the harbor ice for a race-track."

"C. C. Gallagher is making a total rebuild of his dock to the water's edge. Raymond McDonald and L. V. McDonough are doing the job."

"February started in our real winter this year. The first week has borne out the reputation the month has gained as a bad winter month." (*February 1 - Furious snowstorm 5degrees to 12 degrees below zero; Feb-*

ruary 3 - Furious snowstorm 22 degrees; February 4 - Furious snowstorm 6 degrees to 0 degrees' F. Protar)

"Mr. James Bonner, formerly a resident of the Island, but now of Tacoma, Wash., is spending the winter with his mother and brothers."

"The Sand Bay pine lumber company, composed of Hugh McDonough and Neil Gallagher, are operating spasmodically in the pine forests of Sand Bay."

"Perch and herring fishing is very good in Beaver Harbor. Nets are used under the ice which yield from 200 to 300 pounds per net at a single lift after being set two and three nights. Hooks and lines are also productive of good results."

"Two days last week we could have had mail by boat, but it seems the route is not profitable enough to support a boat large enough to make the trip during the middle of the winter. Capt. Campbell did well by the Island up to nearly the middle of January, but since that time the service has been poor."

"Among those engaged in cutting and hauling logs and cedar this winter, and running separate camps of their own, are the following: W. D. Gallagher, Dan T. Gallagher, Malloy Bros., John W. Green, Marrow Bros., also Sterling and DePeel who are running two large camps for the Lumber Company."

"Wedding bells will soon be jingling merrily

from one end of Beaver Island to the other. Announcements of the coming nuptials was made from the altar of Holy Cross Church last Sunday. Our popular postmaster and business man, Mr. M. J. McCann and Miss Anna Donlevy, one of our most respected young ladies are to be the principals in the coming event." (*March 1 Furious storm, snowdrifts, 20 degrees - 29 degrees. F. Protar*)

Charlevoix Sentinel March 8, 1906 **Local News:** "The tug *Parmelee* made an effort Tuesday to reach Beaver Island with the mail but failed. She is making another effort as we close our columns."

Charlevoix Sentinel March 15, 1906 **Local News:** "Since our last issue fishing tugs have been dodging out and in, and one Beaver Island mail exchange has been made by the tug *Parmelee*. But for several days the ice fields to the north and west have closed up the port, the cold weather giving added strength to the blockade. It is expected that a good 'norther' will open up navigation soon. The steamer *Beaver* is about ready to make a trip when conditions permit."

Charlevoix Sentinel March 22, 1906 **Local News:** "Peaine township, Beaver Island, nominated the following ticket, and a nomination is equivalent to an election: Supervisor, Wm. D. Gallagher; clerk, Phillip C. Gallagher; treasurer, John C. Gallagher; highway commissioner, Francis McCafferty, Justice, Owen F. McCauley; school inspector, Dan. R.

O'Donnell; board of review, B. McCafferty' constables, Hugh P. Boyle; Hugh D. Boyle. Do you tumble to the constable bunch?"

"For the first and probably the only time this winter the Beaver Island mail came over on the ice to Cross Village last Friday. The carrier started out with horses from St. James Thursday morning, but returned in the afternoon, having found the ice unreliable. He started out with dogs Friday morning, and reached Cross Village at nine o'clock that evening. Saturday morning he started back, reaching the shed on Hog Island that night, and St. James at ten o'clock Sunday morning. No further efforts will be made to cross on the ice." (*March 18 Ice Mail!!! after 23 days impassable F. Protar*)

Marine Notes: "work on the steamer *Beaver* is about completed, and she can be fitted out in a couple of days. At this writing it does not look like a trip to the Beavers can be made before April first."

Charlevoix Sentinel March 29, 1906 **Local News:** "A fire at St. James Monday night damaged the store of the Beaver Island Lumber Co. to the amount of \$200, and the stock \$300."

"As we close our columns Wednesday afternoon, this port is still blockaded with ice, although open water has been reported about ten miles out, and weather conditions seem to favor a breaking up soon. It is hoped that a mail can reach St. James late this week, as the Beaverities are without election tickets for Monday."

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Off-season \$200 off. Deposit required.
Call Ed or Connie Eicher
(810) 629-7680 or (231) 448-2257



TWO BEDROOM HOUSE FOR RENT:

In a beautiful wooded setting near the
riding stables. Walk out the back to
Sweeney's Pond. See the eagles and
deer; let the loons lull you to sleep.
Reduced rates for the off-season. Nice
touches; everything brand new!
Call (231) 448-2397



BEACHFRONT HOUSE FOR RENT:

Exciting cottage with view of High
Island from large deck. Open floor plan,
huge windows on extremely private
beach. 2 BRs with 2 full beds + loft
with 2 twins. 1 1/2 baths, TV/VCR, W/D,
microwave, gas grill, all amenities.
\$1095/week; spring & fall \$895. Limit 6
people. Please call (706) 268-2022,
(219) 874-4676 May to Nov: 448-2001

Real Estate, For Rent

COTTAGE BETWEEN THE SHORES - Conveniently located 1
block from harbor district, yet tucked
away on McDonough Rd. 2 king, 1 dou-
ble, 1 twin, 2 sleeper sofas. Fully
equipped kitchen & laundry facilities.
Linens and towels provided. Arbor deck
with hammock swings and gas grill.
\$750/weekly. Call Beth Anne @
(989) 561-5079 or (989) 330-9528.

BEAVER SANDS BEACH HOME -
Located on Sand Bay, beautiful Lake
Michigan waterfront home, available
summer of 2006: 3 bdrms; sleeps 8; 2
full baths; w/dry; full kitchen, including
dishwasher and micro; wonderful sun-

rise views with sandy beach & safe
swimming, screened porch & large
deck, everything included. Prime weeks
open. Call Nancy: (810) 227-2366 or
nrosso@hotmail.com.

RENTAL CABIN - for rent - Sand
Bay-sleeps 8-amenities-available May
to September \$950.00 wk plus security
deposit. (231) 582-5057 or email
robin@robinleeberry.com

WATERFRONT COTTAGE - On the
east side. Available by the week or week-
end. One BR, full kitchen and bath.
Enjoy the water and the woods, year
round. Off-season rates. Complete
privacy. (231) 448-2907.

Beaver Island Calendar of Events

March 9th - Chili Cook-off, at the
Shamrock; Judging at 5, Chili 5:50

March 13th & 14th - Tax Relief (page 4.)

March 17th & 18th - St. Patrick's Day

March 18th - BIRHC Annual Meeting -
2:00 p.m. Peaine Township Hall

March 21st - Peaine Planning: 7:00 p.m.

March 25th - Township Annual Meet-
ings: Peaine Township 11:00 a.m.
St. James Township 2:00 p.m.

April 15th Spring dinner at Nina's! For

Reservations: (231) 448-2396

April 15th - Easter Egg Hunt

April 20th - BIFDA Celebrity Roast

April 22nd - Citizen of the Year Banquet

June 16th - Strang Reenactment: 7:00 p.m.

July 17th - 22nd Museum Week 2006

July 21st - 22nd Beaver Island Music
Festival 2006 - www.bimf.net

July 29th - Baroque on Beaver

September 16th - Celtic Games

October 7th - Bite of Beaver 2006



JUDE'S
Rentals

Apartments & Homes
Nightly or Weekly

* 7 HOUSEKEEPING UNITS
Completely Furnished
Great for multi-family groups.

* 6-BEDROOM HOME
3 1/2 baths, 3 kitchens, 2 large decks
Lake Michigan across the street!

Call: (231) 448-2673
or (616) 531-9033

Subscription: ☐ New ☐ Renewal

Name _____

Address _____

City _____ State _____ Zip _____

☐ \$28.00 / Year (Standard Rate U.S.P.S. Postage)

☐ \$36.00 / Year (First Class Mail - faster, especially out of state, and forwarded.)

Please Mail to: The Beaver Beacon . Box 254, Beaver Island, MI 49782



BEACHFRONT HOME FOR RENT:

3 bedrooms and loft – total 5 beds,
hot tub, gorgeous views,
solitude, wood stove,
May-Sept. \$1050
Off-season \$795.
Call Perry at (313) 530-9776
or e-mail pgatliff@hotmail.com



WATERFRONT COTTAGE FOR RENT:

Fabulous sunset view. Quiet, wooded
location near Indian Point (NW side).
One BR and loft. Sleeps four max.
Everything you need is there! Sorry,
no smoking or pets. \$650/week in
season. Off season available.
dtn76@sbcglobal.net or call
(616) 396-6468 or (616) 490-3330



ISLAND AERIE: Overlooking harbor
next to Nature Preserve, easy walk/bike to
town, 3 bathrooms, 4 BR w/ 2 king and 10
twin beds, large 1st floor decks, 2nd floor
wet bar and deck, 3rd floor game room, all
modern amenities and appliances, great for
multiple families and groups. \$1600/week,
reduced off-season and extended-stay
rates. Call John and Jan (989) 866-2159

HARBOR HOUSE - Weekly Rental
Close to town (short walk to
Dalwhinnie) Sleeps 6, 1 ½ bath,
washer/dryer, linens furnished, freshly
remodeled, pet friendly, \$800.00/week,
Contact Ryan & Gretchen Fogg at (616)
836-1597.

DONEGAL BAY COTTAGE - Nicely
furnished 3 BR, 1 bath, washer/dryer.
On dune w/ beach access. \$775/ July &
August \$600 off-season weekly. Dana
Luscombe (248) 549-2701 eve or
dpluscombe@msn.com

WEEKLY RENTAL - Harbor Beach
Two-bedroom Condos. \$500/week. Call
Satch Wierenga at (231) 448-2808.

THE FISHERMAN'S HOUSE -
Great 'In-Town' location. 4 BR/2 Bath;
W/D; Beautifully appointed. For avail-
ability, call Bill or Tammy (231) 448-
2499 or (231) 448-2733.

**SAND BAY - "BAY HAVEN"
COTTAGE - WEEKLY RENTAL** -
Lake Front, Sandy Beach, 3BR, great
view, laundry, East Side Dr., brand new
home. \$1700.00/week, available in
June, September 2006. Call Laurie Bos
at (616) 786-3863 or email
lauriesbos@chartermi.net Photographs
of Bay Haven can be viewed online at
bayhaven.beaverisland.net

Classified - For Rent - Continued on page 50.



FONT VIEW: right on the water. 4 BR –
2 bedrooms on the upper level with queen
beds, and 2 bedrooms downstairs with
walk-out sliding doors. Sleeps 6. Full
Kitchen, screened-in porch and large deck
overlooking Font Lake. \$850.00 per week.
loonsong@biip.net (231) 448-2902

Help Wanted - Employment Opportunities

HELP WANTED - Part-time or Full-
time, Memorial Day weekend through
Labor Day at the Paradise Bay
Coffee Shop. If interested please call
(269) 273-1819

**SUMMER EMPLOYMENT
OPPORTUNITY** - Powers' Do It
Best Hardware. Summer positions
available for employment at Powers'
Hardware and Lumberyard.
Energetic individuals needed for

opportunity to work at either the
Hardware Store or Lumberyard on
Beaver Island. Computer skills are
mandatory; experience in retail sys-
tems such as Eagle for Windows
would be highly preferred. Please con-
tact Jeffrey Powers at 231-881-0226,
or e-mail at jpowers@biip.net.

HELP WANTED - The Emerald Isle
Hotel will be hiring for the coming sum-
mer – please call (231) 448-2376

Gift Subscription

Name _____

Address _____

City _____ State _____ Zip _____

Message for gift card _____

Gift From _____ ☐ \$28 Standard ☐ \$36 First Class

The Convent in the Village



Beautiful Harbor View

Full Housekeeping Home
Sleeps 15 - 7 Bedrooms w/ sinks
Fully-equipped Kitchen
Beach Access

Great for Multi-Family Groups,
Family Reunions, Business Retreats
Open Year Round
Weekly Rental in season
2-night minimum off-season

Call 448-2902

Real Estate, For Rent *continued from page 49.*



THE CAPTAIN'S QUARTERS: BEAUTIFUL SAND BAY SETTING FOR RENT:

Why not enjoy the best beach on Beaver Island? This attractive cottage has 3 bedrooms, 1½ bath. Sandy beach. Screened Porch. Satellite TV. Gas Grill. \$1100/week. Call Ruth or Jackie at (231) 448-2342



DONEGAL BAY COTTAGE: 3 BR, 2 BA, full kitchen, W/D, fireplace, secluded patio & deck surrounded by pines and bluff and overlooking one of Beaver Island's best beaches. \$850 per week June-September; winter rates available. Call (734) 996-3973 or suziqp16@comcast.net



BEAUTIFUL SECLUDED NEW CHALET: Near Donegal Bay's beach. 3BR, 2Bath. MBR has garden tub. W/DR TV/VCR Grill. Upon availability, bikes & auto for your use. Sleeps 6-8. No Pets. \$790/week. Off season rates available April thru June 15 & Sept 15 thru Oct. Evenings (708) 389-0621

DONEGAL BAY - 3 BR 2 bath Home; sleeps 6; many amenities. \$880 a week. Reduced rates for off-season. Phone (313) 885-7393, after 4:00 p.m.
SECLUDED 1940'S LOG CABIN JUST ONE BLOCK FROM LAKE and market on one acre. Sleeps 4-6, *pets welcome* (\$100 deposit.) Washer, Dryer

& linens furnished. Bicycles, canoe, grill available \$600/wk; weekends available. (219) 253-6500.

LOEW'S LODGE ON LAKE GENESERATH - 6 BR (queens in 4 BR, bunks in 2 BR), 2 shower baths, 2 screened porches. laundry facilities, linen and bedding provided. Fully

equipped kitchen. Boat and motor available. \$1050/week. (231) 448-2809.

CEDAR COTTAGE - On bluff with view of harbor. Two bedrooms, one dbl. bed, two singles. TV, VCR, grill, full kitchen, washer/clothesline, 2 bikes; no pets. \$650/week. Call (734) 769-7565. mschroer@a2mich.com

Real Estate, For Sale:

WOODED HOMESITE IN PORT OF ST. JAMES - Huge lot, surveyed, perked, power available, 3 mins from Donegal Bay Beach, call (269) 857-6084.

BEAVER ISLAND HARBOR LOT FOR SALE - Protected Harbor site: 60' Lake frontage by 250' deep. North of the Toy Museum. Call (231) 448-2391.

WEST SIDE LAKE MICHIGAN LOT FOR SALE - Lot 24 of the Western Shores Plat: 3.5 wooded acres, with 250' frontage on Greiner's Bay. Eight miles from town on Mrs. Redding's Trail. Very deep and private. Land contract possible with acceptable down payment. Contact owner Victor Dmitruk at (269) 207-2970 or villpsych@aol.com.

TWO LOTS IN THE PORT ST. JAMES near Font Lake. Perked, wooded, buildable. #708 & 709; electric and phone right there. \$14,000 each. Call Peggy at (269) 671-5557.

FOR SALE BY OWNER - END OF ROAD LOT NEAR LAKE - Contoured very nice site. Font View Court; Double-size lot, design your creative or



FOR SALE - HARBOR-AREA HOUSE:

Four bedroom, 1 ½ bath house on two lots with garage. Wonderful location near town and the harbor. Asking price is \$225,000.

Call Ed Wojan Realty:
Real Estate Office: (231) 448-2711
Toll Free Number: 1-800-268-2711



FABULOUS NEW HOME FOR SALE

Located between Lake Michigan and the Harbor. Two bedrooms plus huge loft, one full bath, living room, w/2-story ceiling, kitchen, utility room, large front & side decks, truly "Turn-Key" with appliances, furniture, bedding, down to dishes and silverware! Easy walking distance to everything in town.

Offered at \$235,000⁰⁰

CALL ERIK PETERSON, OWNER
(269) 857-6084 or (616) 240-8980



THE BIRCH HOUSE ON FONT LAKE/ DONEGAL BAY ROAD:

Close to town, beautiful sunrise, fishing, and solitude. 3 bedroom (sleeps 6) and 1 1/2 bath. Phone Mary Rose @ (630) 750-7870 or email mrdoig@hotmail.com \$750.00/wk off season rates available.



THE HISTORIC BLUEBIRD HOME & ORCHARD:

Available again as a rental. Charming and beautifully-renovated log farmhouse with apple orchard. Full housekeeping. 4 bdrms, 4 baths, jacuzzi tub. Fully-equipped kitchen, diningroom, parlor, library, and sunporch. Rates and reservations: (303) 817-2554 or TheBluebirdFarm@gmail.com



HARBOR LIGHTS: a unique log cabin looking out over Paradise Bay. Enjoy the boat traffic from the huge deck, or sit around the fire pit on the beach. 3 bedrooms w/ 2 queen sized beds, 2 twins and 2 twin pullouts; 1 large bath. All the amenities. Spectacular views! \$975.00 per week. (630) 834-4181 or (630) 995-0507 cell. E-mail to harborlightsbim@aol.com

DONEGAL BAY - Clean/ Comfortable 3 Bedroom Home. Private Beach, Unforgettable Sunsets. Call Valerie Connors at (810) 487-1028.

LOG CABIN ON SAND BAY - pets allowed. 2 BR, 1 bath: \$500. Call (734) 449-0804 or email delzey@earthlink.net

DONEGAL BAY HOUSE FOR RENT - Nice wooded location. Two bedrooms. New kitchen. Summer: \$675. Off-season \$425. (269) 668-7892 or email nprawat@yahoo.com

WEEKLY RENTAL - Lake front. "The Last Resort" 2 BR house on Sand Bay, great view, beautiful sunrise, laun-

dry pair, 1 1/2 bath. Phone Bill McDonough at (231) 448-2733 (days).

TO PLACE AN AD - Please call (231) 448-2476, visit our website www.beaverbeacon.com, or e-mail the Beacon: beacon@beaverbeacon.com All ads are also posted online at www.beaver-island.com

traditional home here. Borders 30-acre preserve. Perked. Maps, elevation, info & comps available.: \$27,500. (917) 628-8263 or onthenews@aol.com

KING'S HIGHWAY LOTS ON THE EDGE OF TOWN - Two beautiful wooded lots right near town, the Brothers' Place, and the harbor. Asking \$40,000 each. Call (773) 646-1424.

40 ACRES ON SLOPTOWN ROAD - Call Bud at (231) 448-2397.

10.1 ACRES OF HARDWOODS - with 700 feet of frontage on West Side Drive one mile north of Fox Lake. For Sale by Owner. High ground with private road and fully cleared building site. \$45,000. Call Bubba at (989) 821-5344.

10 ACRES OLD FOX LAKE ROAD Beautiful, wooded, great building site; \$45,000, please call (231) 409-1214.

40 WOODED ACRES WITH CREEK - Driveway, clearing, and small storage building. State Land across the road. Located on King's Highway minutes from town. \$69,500. (616) 681-5466.



FOR SALE: BEAUTIFUL NEW HOME

Located in Port St. James, 1,800 sq. ft. home, planned for efficient living: 3 bedrooms and 2 full bathrooms, Cathedral ceilings (T & G Pine), large open loft, master suite with walk-in closet and master bath. Wrap-around covered porches, steep roofline with dormers, cedar siding. Beautiful wooded double lot. Quiet setting. One mile to Port St. James private beach on Lake Michigan. 1.5 miles to St. James village. \$225,000.00

Call Ed Wojan Realty:

Real Estate Office: (231) 448-2711 Toll Free Number: 1-800-268-2711



BEAVER ISLAND'S NORTH SHORE:

Two 100' x 400' +/- Lake Michigan lots on the North Bluff a mile from town on Indian Point Road. Each have a cute, usable, rustic 1 bedroom/1 bath cabin with enclosed porches, decks and views. Furnished and equipped. Shared drive and well; separate electric and phone. "Bluff" \$170,000, "Woods" \$165,000. Possible land contracts with substantial down payments. Call John Johnson, (231) 448-2533 BI, (305) 294-9909 FL, (305) 304-7188 Cell.



Happy St. Patrick's Day from the Beaver Island Club of Grand Rapids

Photographs by Rachel McDonough



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