



2010 - 2020

Comprehensive Master Plan
Yates Township,
Michigan

October 2010



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planning and implementation consultants

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We are pleased to submit the Yates Township Comprehensive Plan.

Intended as a guide for future development of the Township, this plan is based on an extensive inventory of the social, economic, institutional, and physical characteristics of Yates Township. The desires of the community for its future growth have been analyzed and goals, objectives, and policies have been formulated commensurate with these characteristics and desires.

The Comprehensive Plan is by no means an end product. The success of the plan, the realization of its concepts, can be assured only if the Township actively pursues the goals included within.

Very Truly Yours,



Sam Rogers
Yates Township Planning Commission



George Walker
Yates Township Supervisor

Preface

A master plan embodies a vision for the future by presenting a framework that represents the community's desire to guide improvement and growth. Creation of a comprehensive master plan is the direct result of citizen participation and input from elected officials and planning experts. The plan identifies strengths and opportunities and establishes a common vision with goals and objectives to address critical issues of the community. The elements of the plan are designed as a guide for decision makers, leading to the implementation of land use, infrastructure and other improvement plans to meet the needs and desires of the community. This planning effort supersedes the previous Master Plan for Yates Township published in 1973.

This Comprehensive Master Plan is divided into four (4) chapters:

- Introduction; an overview of the planning process and participation
- Background; historical context and current status of Yates Township
- Planning Component; existing condition, goals, objectives and recommendations for each planning component
- Implementation; opportunities for additional study, policy and development

Chapter I. Introduction

The Yates Township Master Plan (Plan) was prepared in cooperation with the Yates Township Planning Commission, the State of Michigan, and planning consultant, Jacobsen/Daniels Associates. The Plan was enabled under the jurisdiction of the Yates Township Planning Commission by the Michigan Township Planning Act. The Township Planning Act (Act 168 of the Public Acts of 1959, amended Sept.1, 2008);

Sec. 2. The purpose of plans prepared pursuant to this act shall be to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

Sec. 3. (1). The township board of any township may create, by resolution, a township planning commission with power to make, adopt, extend, add to or otherwise amend, and to carry out plans for the unincorporated portions of the township...

This Plan provides a platform for continued community dialogue as master planning concepts are implemented. Elements of this document should be reviewed and updated on a regular basis¹ to respond to market conditions, new development, and changes in community desires.

¹ Section 125.329 of the Michigan Township Planning Act stipulates, "At least every 5 years after the adoption of the plan, the planning commission shall review the plan to determine whether to commence the procedure to amend the plan or adopt a new plan".

Planning Participation

The Yates Township master planning process involved community residents, business owners and elected officials, with the assistance of planning experts, working together to identify and develop concepts that would lead to the realization of opportunities for community development and growth.

During the planning process, community residents were invited and encouraged to take part in defining their vision for the community. The opportunity for input and comments was provided through State Partner meetings, Planning Commission meetings, a public hearing and a public open house. Notices of these meetings were published in the Ludington Daily News, the Cadillac Evening News and the Lake County Star newspapers. Yates Township residents, business owners, community members and other stakeholders who were interested in sharing their ideas and learning more about the comprehensive master plan attended a public open house on June 18, 2009.

The open house included a discussion of Master Plan goals and how the planning and implementation process would move forward. Planning concepts and considerations were discussed and attendees participated in break-out sessions, community visioning through discussion of several questions. The community visioning questions and the most common responses are summarized below.

1. How would you describe this community's character to an outsider? As Yates Township continues to develop, how should we create an atmosphere that is authentic, colorful, and active? How would you like to see Yates Township connect the separated parts?

- *Peaceful rural area for residents and visitors*
- *Quaint and beautiful community*
- *Nice quiet place for children to play*
- *Lakes and natural resources are major assets*
- *Homeowner Associations – Idlewild Lake, Marquette Springs Lake, and Paradise Lake Associations*
- *Beach used as community draw*
- *Utilities developed in a way that protects the environment*
- *National Forest used as tourist attraction and linked to community*

2. Data shows that residents aged 25-45 have left the area. Yates Township does not have a lot of choices in housing, retail shops, and entertainment. If the community recognizes the need for higher density and more choices, what are the opportunities for retaining and attracting younger residents and families?

- *State fair-type festival for families*
- *Permanent Carnival stop each summer*
- *Tennis court, roller skating, bike/hike trails, canoe rental/horseback riding*
- *Rural oriented attractions*
- *Concerts, plays, piano bar*
- *Keep historic assets and build around them*
- *Health care services,*

- *Commercial activities geared for tourist*
- *Develop pedestrian friendly tourist village with amenities*
- *RV Park with access to lake and near amenities*
- *Need to become a more welcoming community*
- *Need a welcome Center for tourist and visitors*
- *Need to embrace greater diversity*
- *Idlewild is close-knit community, but outside communities may not be as close*
- *Need green jobs, gas stations.*
- *Need boat wash station*
- *Need to develop East of Broadway*
- *Water tower*
- *Broadband and radio station*
- *Sewerage system around lake*
- *Beach maintenance*

3. Historically, development of both housing and commercial centers was driven, organized, and financed by federal programs, community development corporations, private developers, and to some extent faith-based communities. How do you think it should be applied in Yates Township over the next twenty years? Who should be leading this effort?

- *Expanded chamber of commerce*
- *Mid Michigan's goal is to revitalize Idlewild*
- *Business – oriented organizations*
- *Faith-based community*
- *Idlewild can be the catalyst for development throughout Yates Township and the County*
- *CDC in addition to Five Cap, Inc*
- *Build Critical mass of tourism business*
- *Must figure out how to capture visitor dollars*
- *Capitalize on rich musical history*

4. What obstacles prevent you or other potential businesses or industries from locating, expanding, or building businesses here? What ideas or new strategies can we implement to overcome the obstacles?

- *Not using the Idlewild cultural Center appropriately*
- *Lack of chain hotels*
- *Township needs to be more business friendly*
- *Lack of on-going community events*
- *No real plan to market products*
- *Lack of development resources – No financing to move ideas forward*
- *Outsiders of Idlewild want community to remain agricultural*
- *Residents do not want to own their own businesses*
- *Difficult for 3 month/ seasonal or 3-day a week business to be self sustaining*
- *Yates Township has distinct ethnic/ racial communities*
- *Cost of dredging lake*

Planning Components and Goals

Several key planning components were identified through the planning process, including land use, transportation, utility infrastructure development, community development, and residential development. Based on research, views of local community leaders, community visioning, and best practices in community master planning goals for each planning component were developed.

Land Use: Promote the orderly development and protection of the Township's rivers, lakes, streams, forestlands, wetlands and open spaces and reinforce sustainability efforts.

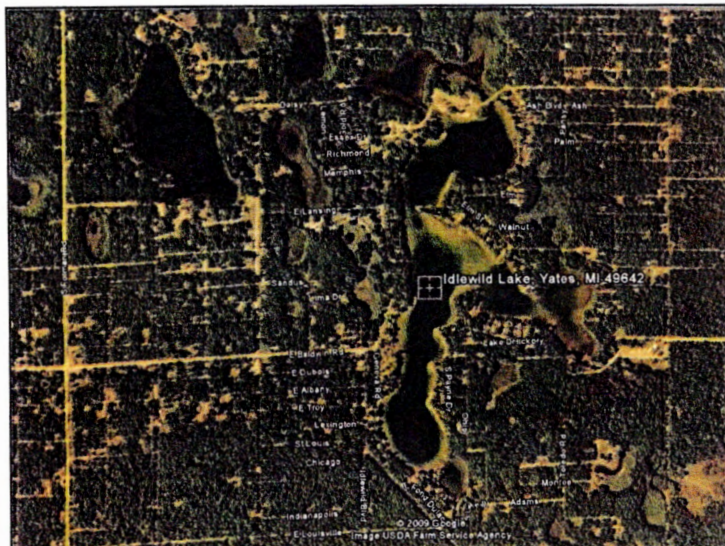
Transportation: Develop accessible street networks, improve and maintain Yates Township's streetscape and signage.

Utility Infrastructure Development: Enhance existing and construct new utilities to promote commercial, residential and industrial development.

Community Development: Encourage public/non-profit/private partnerships and improve the community's social and economic quality of life.

Residential Development: Provide resources to improve housing standards and residential life.

The recommendations associated with each planning component goal identified in Section 3, will help Yates Township prepare for new visitors, jobs, businesses residential and commercial development, and improve the quality of life for the community.



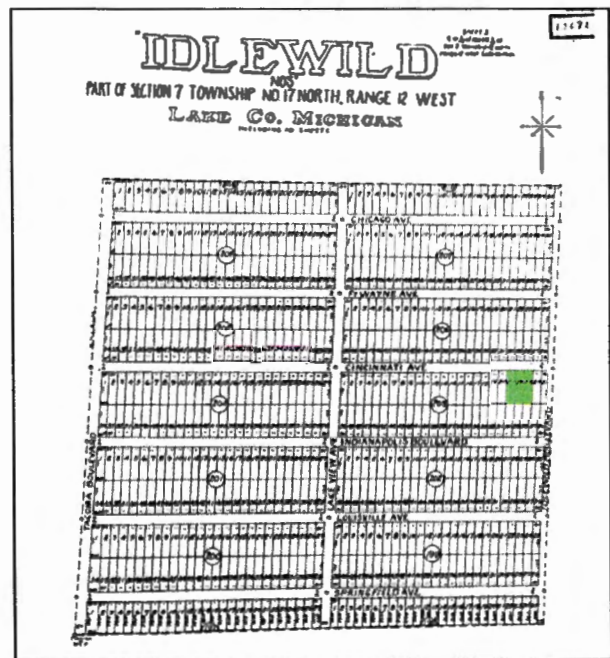
Map of Idlewild Lake

Chapter 2. Background

Historical Context

Michigan legislators approved an act of legislature on February 4, 1857 allowing African Americans to acquire property in what would become Idlewild, Michigan. The establishment of railroad facilities from Flint to Pere Marquette provided the infrastructure necessary to bring people to the area and establish Idlewild as a resort community.² Idlewild was founded in 1912 by four couples who purchased 2,700 acres around Idlewild Lake as a business venture to sell land to African Americans for resort living. Upon establishing the Idlewild Resort Company (IRC), they began advertising the community in African American newspapers such as the Chicago Defender with sales of land for \$6 down and \$1 a month for a total price of \$35.³ The 2,700 acre parcel of land was subdivided into nearly 19,000 small 25'x100' plats of land. The IRC promoted the sales of land to professional African Americans from Chicago, Gary, Fort Wayne, Detroit and Cleveland.

The IRC also hired African American salespersons to solicit to their friends; employees were incentivized by giving them one lot for every lot that they sold.⁴ Their marketing strategy led to Idlewild becoming an extremely successful vacation destination for African Americans where many prominent professionals purchased property and frequented with their families in the summer. Idlewild flourished up until the Civil Rights Act of 1964. The opening of new resort communities to African Americans in the mid-to-late-sixties led to the end of Idlewild's boom town period, resulting in economic decline and population loss. Despite Idlewild's circumstances, African-Americans throughout the United States still maintain strong ties to the community, remaining an important heritage landmark and a summer destination for many.



² Bray, Harry Franklin. Rev. The Lake County Star- Reprint from "The Idlewild Community Herald". Idlewild, Michigan. March 30, 1976.

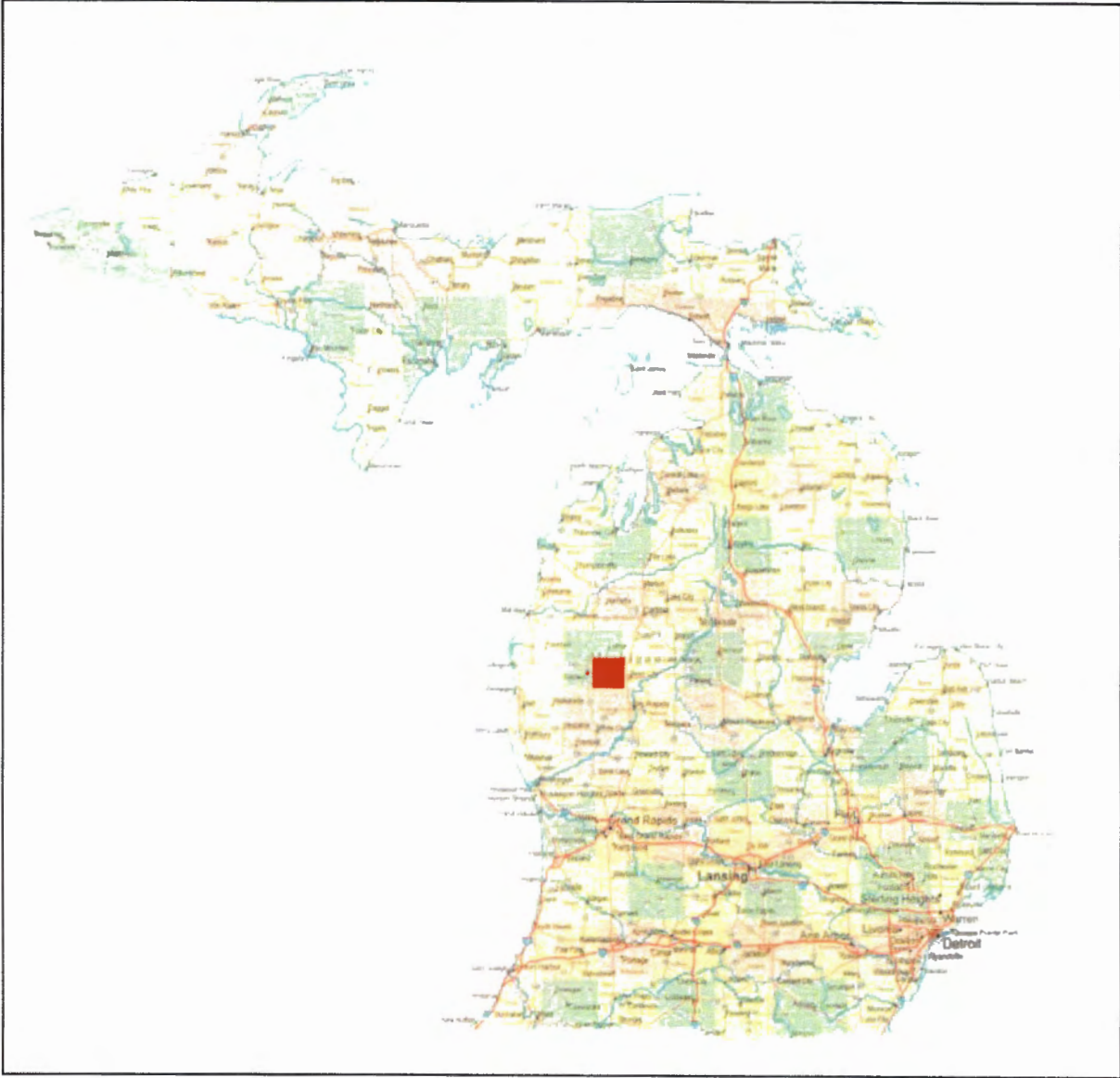
³ Wilson, Benjamin C. (1981). Idlewild A Black Eden in Michigan. Michigan History. 33-37.

⁴ Nolan, Jenny. "The luxury resort that discrimination built," Detroit News September 28, 2005.

Figure 1: Michigan State Map

Historic Idlewild Plat Map

source: www.lstcapital/solutions.com/idlewildplatmap

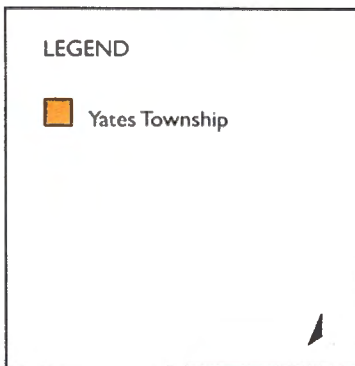
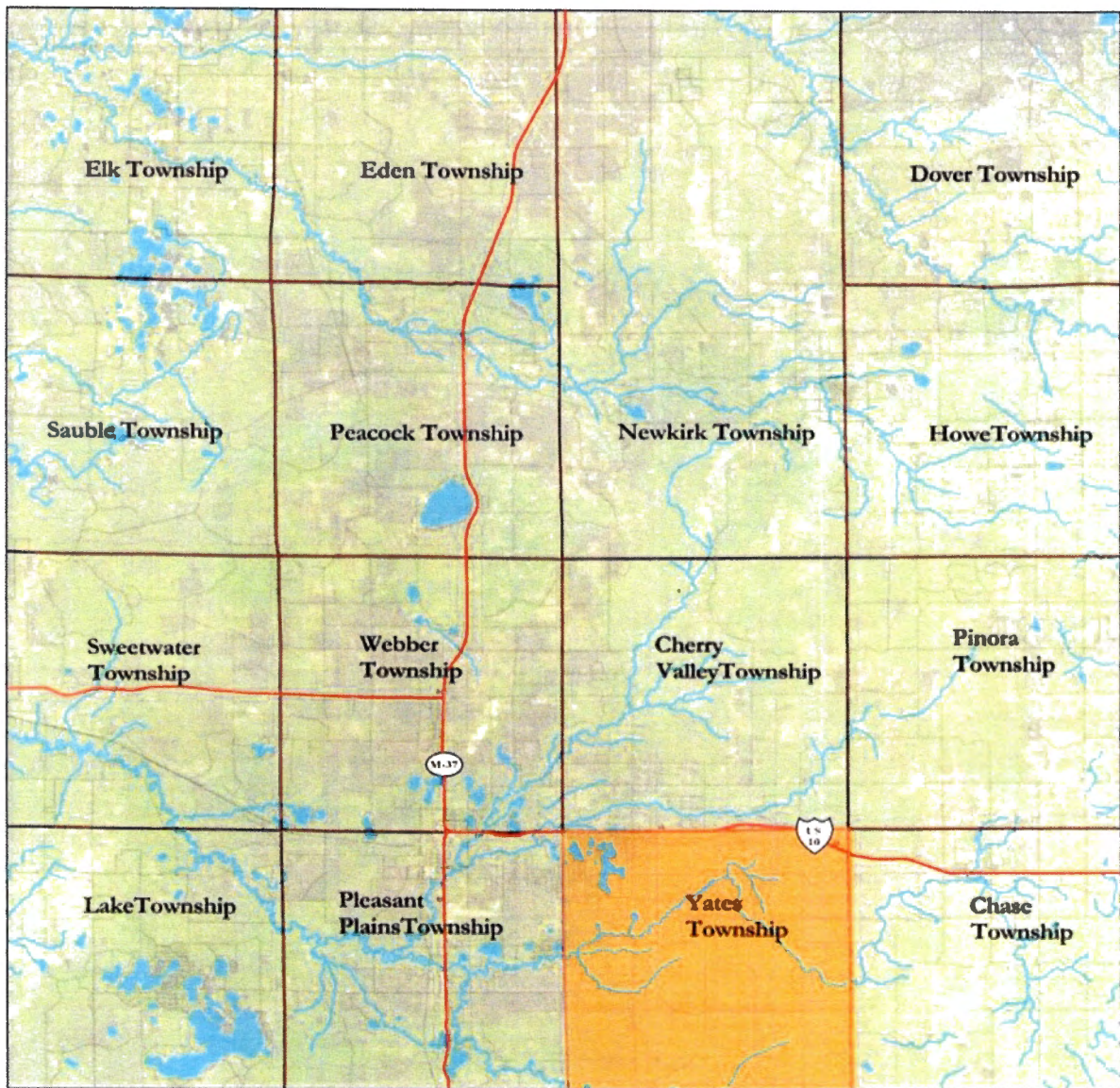


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 Yates Township



Figure 2: Yates Township within Lake County Context Map



Yates Township Today

Yates Township has a rural character, with a full-time population of approximately 707 persons, increasing in the summer with seasonal residents and visitors⁵. It is governed by the Township supervisor, clerk, treasurer and two trustees. Services run by the township include the Yates Township fire department and Yates Township Dial-A-Ride. Other services, such as law enforcement, are handled by Lake County. Yates Township encompasses 35.4 square miles of land, with almost half of the land owned by the Federal and State government, including the Manistee National Forest.

Yates Township benefits from its access to U.S. Route 10 (US-10) and Michigan Highway 37 (M-37), providing connections to nearby employment centers such as, Grand Rapids, Traverse City and Lansing. The historic significance of Idlewild provides a significant cultural heritage and business base that can be leveraged to increase tourism and economic growth.

Like all of Lake County, the Township features relatively low-density. The Township is racially diverse with a population that is 68.4% White and 27.3% African American. Other races make up 4.3% of the population.

The community features a slightly higher than average number of families with school-aged children between the ages of 5 - 19 at 23%; the national average is 21.8%. Many adults between the ages of 20 to 44 leave the community to seek outside employment opportunities. The opposite can be said for ages 45 to 84; recent trends indicate more retirees moving to the community, leading to an older average population than most of the United States.

Yates Township has a lower than average medium household income of \$28,522, which is considerably less than the state at \$44,702. This corresponds to a disproportionate level of poverty at 27% compared to the state's average of 7.4%

Yates Township has a high percentage of high school graduates. However, Yates Township along with Lake County has a much lower percentage of residents with advanced college degrees compared to Michigan and United States.

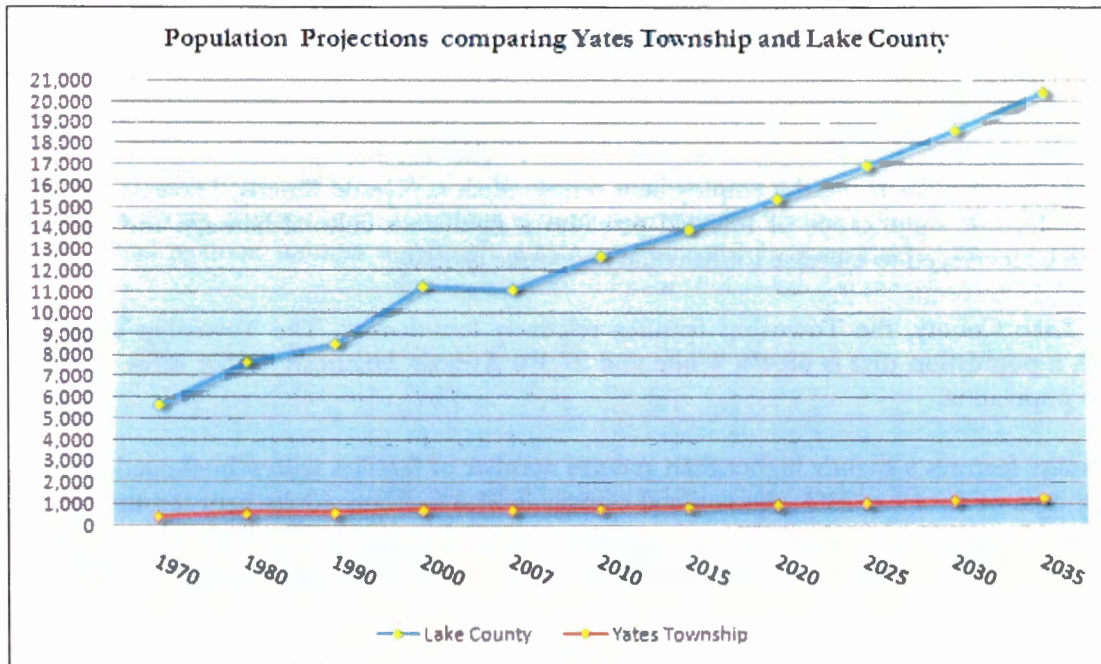
The Township experienced steady population growth between 1970 and 2000. There was a slight decrease in population between 2000 and 2007. West Michigan Shoreline Regional Development Commission projects that the Township's population will increase to 1,248 by the year 2035.⁶

⁵ Community characteristic data used for the Plan was assembled by Applied Geographic Solutions (AGS) using the United States Census American Community Survey, United States Postal Service and commercial source zip+4 level delivery statistics, Bureau of Labor Statistics, Internal Revenue Service statistics, and the Experian Insource database

⁶ Forecast data was provided by the West Michigan Shoreline Regional Development Commission (WMSRDC). Caution is advised at the local unit projection level because these projections may not account for in and out migration.

This is a small rate of growth compared to the growth expected county-wide as seen in **Figure 3: Population Projections**. Lake County's population is expected to nearly double by 2035.

Figure 3: Population Projections
(U.S. Department of Commerce, Bureau of the Census, 2000)



An increase in Yates Township population is expected to result in a slight increase in population density from 21.5 persons/square mile to 22.4 persons/square mile. Of the projected growth, most of it will be in the 55 and older age group. At the same time, the age group 15-19 will experience the largest decline in population.

Summary of Demographic Critical Issues

- **Low population density:** Low population density makes it more difficult and expensive to service rural residents.
- **Low percentage of population with a college degree:** Levels of educational attainment in a community have an impact on the ability to attract higher payer jobs.
- **Small year-round resident population.** With a spike in the summer population, it is challenging to provide adequate services throughout the year.
- **Ageing Population** – An aging population will require additional medical, transportation, and community and recreational facilities than currently provided.

Chapter 3. Planning Components

Land Use

Existing Land Use

Yates Township is predominantly rural with an abundance of natural wetlands and woodlands. Since its inception, Idlewild has remained the community's cultural and economic center featuring most of the community services and amenities. Yates Township also features two smaller residential communities, Marquette Springs and Lake Connamaria. **Figure 4: Land Use Map** depicts the communities of Idlewild, Marquette Springs, and Lake Connamara in relation to the road network and Manistee National Forest.

Land use in Idlewild is predominantly residential, featuring mostly detached single-family houses of modest size, as allowed under current zoning regulations show on **Figure 5: Zoning Map**. The largest proportion of Yates Township is zoned agriculture or is state or federally owned land. As seen in **Figure 6: Land Ownership Map**, Federal and State owned forest lands comprise half of Yates Township. Residential land use consists of 90% of taxed land in the Township.

Water

There are five natural lakes and one man-made lake in Yates Township. Idlewild Lake is the largest lake within the Township with over 100 acres of surface water. Idlewild Lake is within the Pere Marquette River watershed, with no inlets or outlets. The deepest point in Idlewild Lake is about 22 feet, with roughly 70% of the lake shallower than 15 feet. Idlewild Lake has a diverse population of fresh water fish, including bluegills, black crappie, rock bass, northern pike, green sunfish, largemouth and small mouth bass, blunt rose minnow and more. The other lakes are Paradise Lake, Tank Lake, Switzer Lake, and Little Bullhead Lake. Little Bullhead Lake is the smallest and is located on the southwest corner of the Township.

Lake Connamara is a man-made lake located in the southwest corner of the Township. It is approximately 40 acres and was made from a former basin depression and was constructed by building a levee between a tributary of the Pere Marquette River, South Branch and relocating Broadway road. The middle and south branches of the Pere Marquette River and Blood Creek also run through the Yates Township. The south branch of the Pere Marquette River and its tributaries are a part of the Wild and Natural River system and are frequently visited and enjoyed by canoe aficionados and fishing enthusiasts. There are several public access points to the river from Broadway Street.

Manistee National Forest

The Manistee National Forest encompasses almost half of Yates Township with wetlands and wooded areas. Around three thousand acres of the Idlewild community is located within the Manistee National forest.

Soil Considerations

Much of the soil in Yates Township is sandy and infertile and therefore of low value for agricultural or forestry purposes. Yates Township contains two distinct soil associations, the Rubyicon –

Grayling and the Rubyicon - Montcalm association. The Rubyicon – Grayling soil association which covers most of the community is a sandy, well-drained acidic soil, droughty and infertile, and would be considered low fertile for agricultural purposes or for forestry. The other soil type found in the community is Rubyicon–Montcalm, which is also a soil of low fertility, well drained and droughty. The two soils create more pronounced contours. The slopes tend to lead to moderate and severe problems for dense development and erosion hazards could occur.

The soil conditions also present constraints for development. They quickly absorb septic tank effluents due to high permeability and the inadequately filtered effluents could contaminate and pollute the ground water supplies. This is a critical concern for the lakes which do not have inlets and outlets thereby resulting in possible stagnation problems. However, these soils are favorable for recreational development.

The water table throughout the Township is considerably deep and the high soil permeability reduces drainage problems in the area. The natural drainage courses in the eastern part of the Township are imperfect and inadequately formed.



Manistee National Forest

Figure 4: Land Use

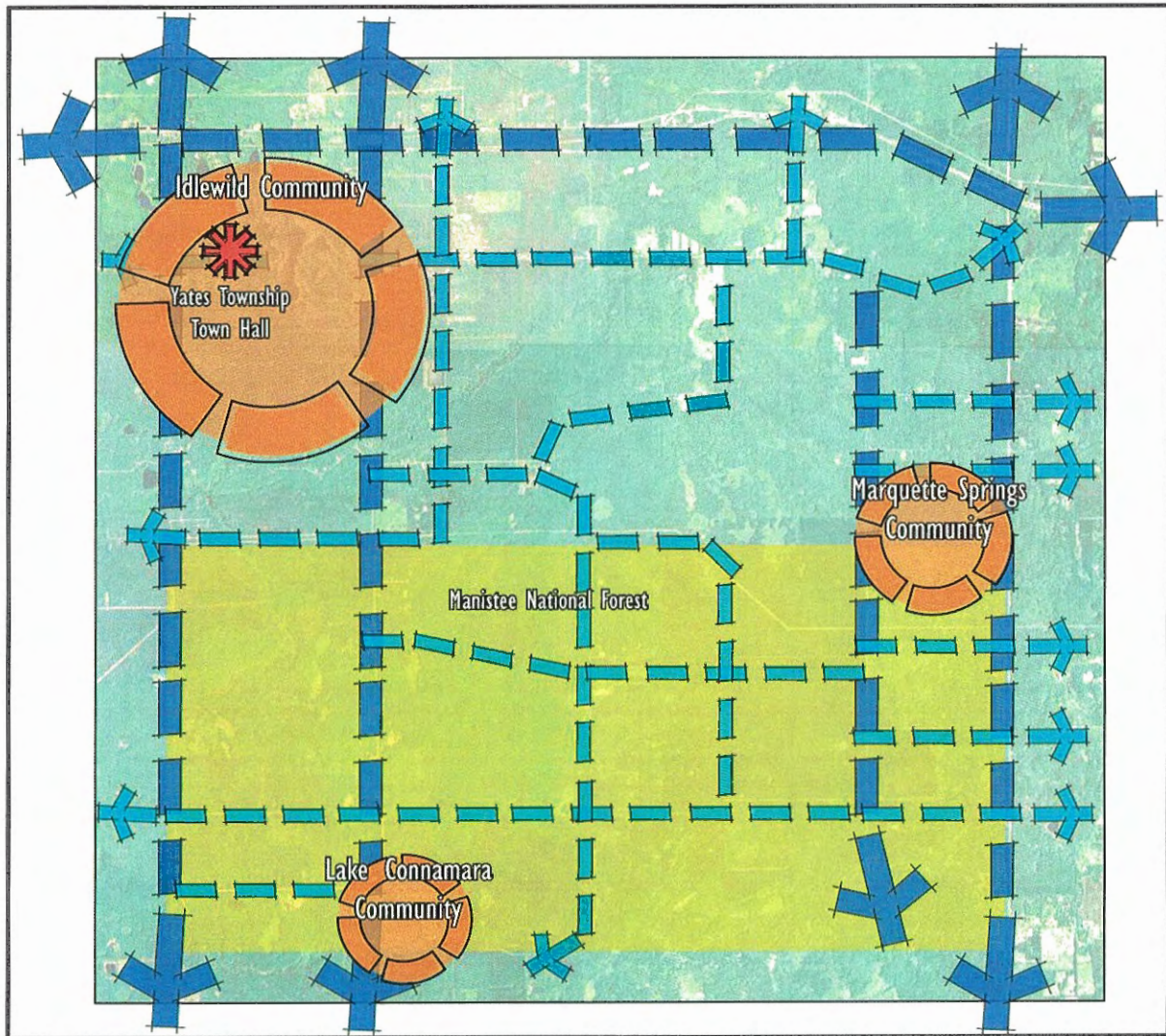


Figure 5: Zoning Map

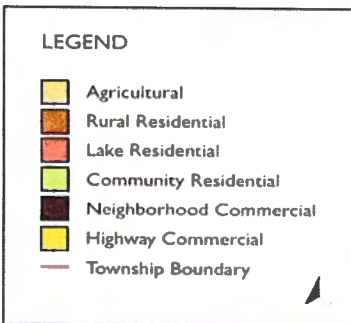
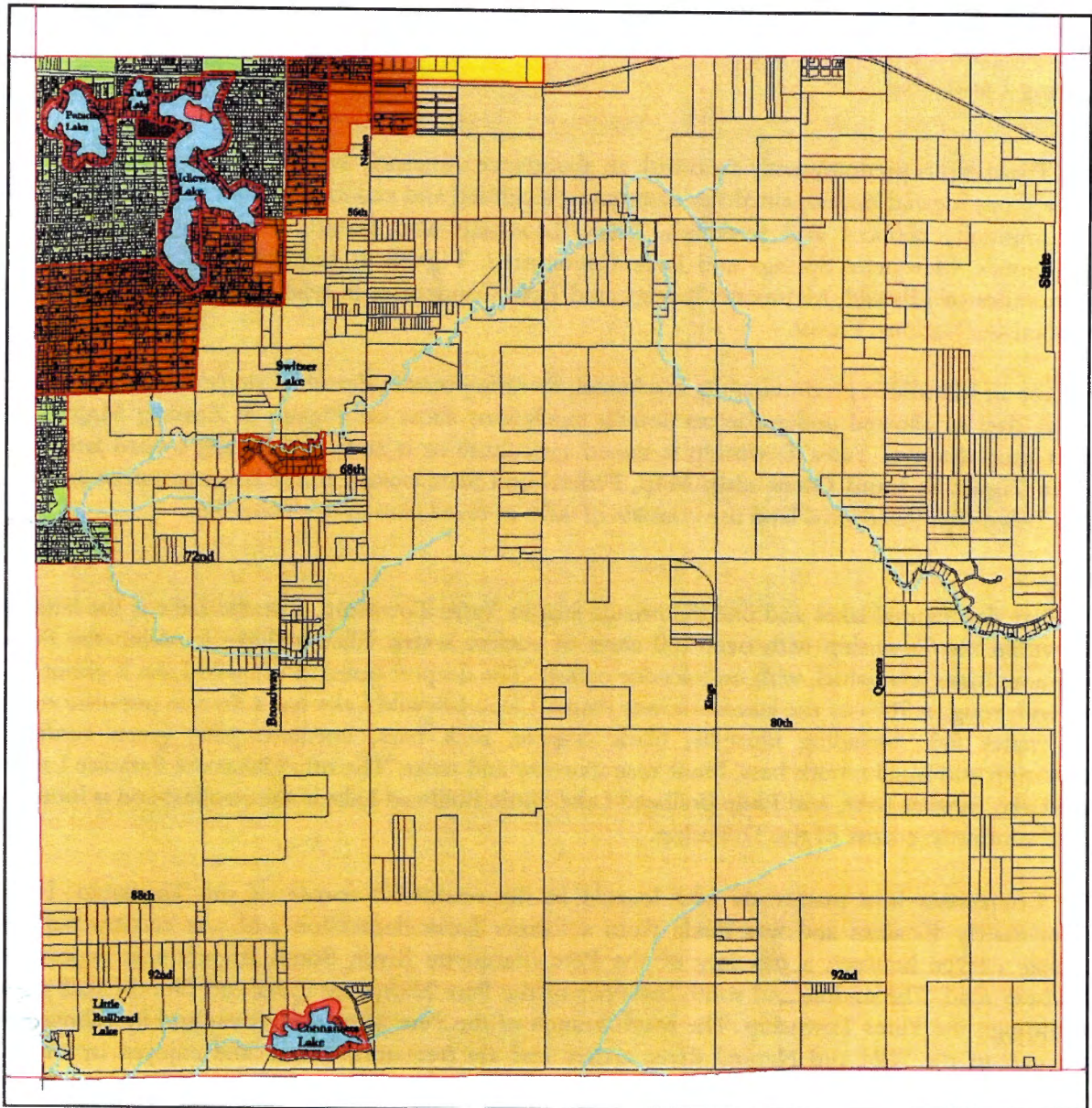
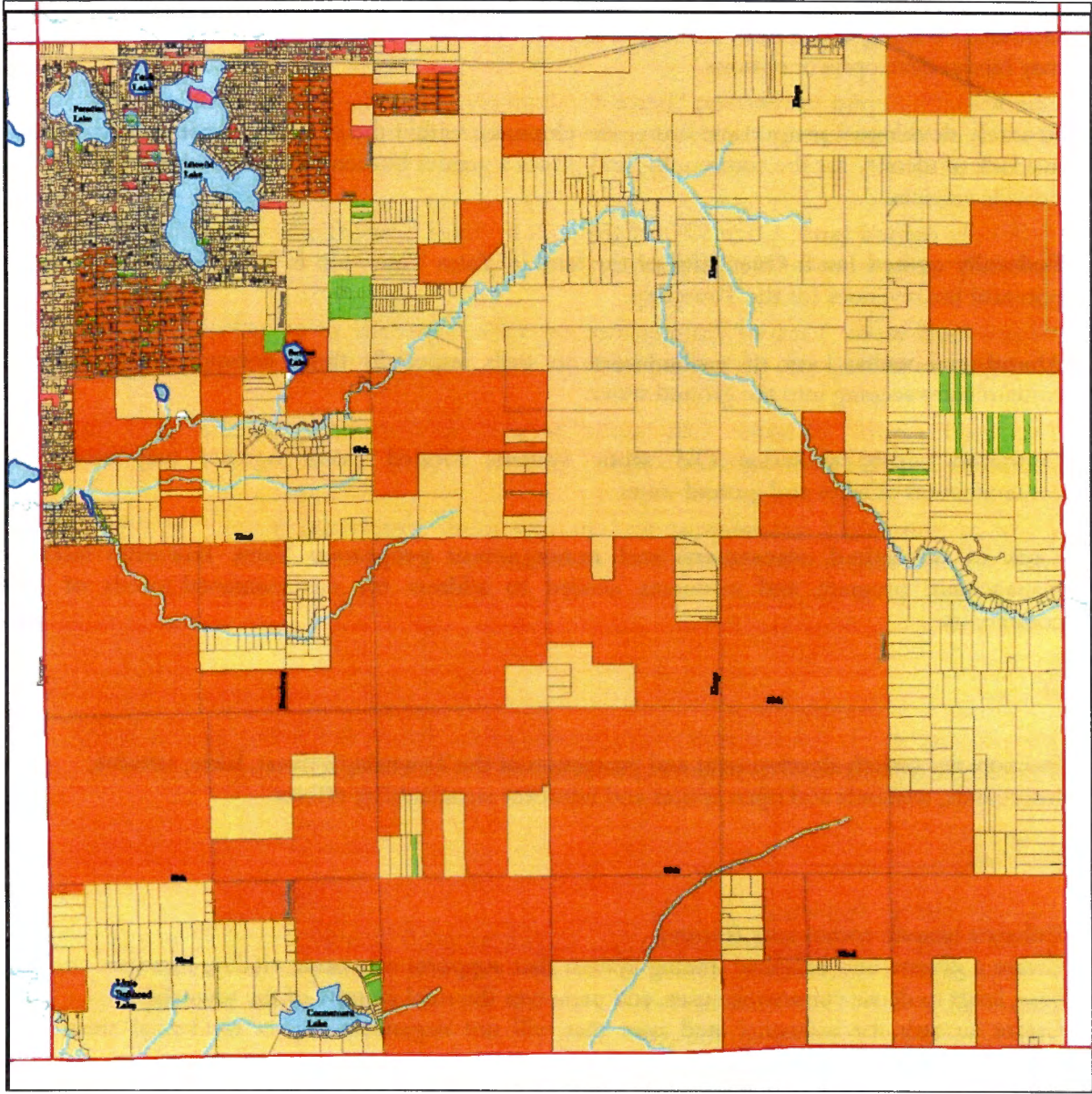







Figure 6: Land Ownership Map



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-  Federal Ownership
-  State Ownership
-  Yates Township Ownership
-  Private Ownership
-  Township Boundary

Summary of Land Use

- **Outdated zoning ordinance:** Zoning ordinances have not been updated for many years which may hinder development options.
- **Sparsely developed properties:** Sparse development within the core of the community results in a lack of identity for the community, and places a greater burden on the Township's efforts to provide services.
- **Federally owned land:** Over 50% of the land in Yates Township is federally owned limiting potential tax revenues for the Township.
- **Abandoned wells:** Lack of maintenance on wells, especially those uncapped, may lead to contaminates seeping into the ground water.
- **Outdated septic systems:** Old septic systems located close together may result in contamination of lakes and ground water.
- **Lack of watershed assessment and management programs:** Yates Township lacks a management program and resources needed to address the environmental needs of the community.

Goal

- Promote the orderly development and protection of the Township's rivers, lakes, streams, forestlands, wetlands and open spaces and reinforce sustainability efforts.

Objectives

- Enhance historic community features
- Create a diverse and balanced zoning system that supports economic vitality, increases the tax base, leads to dense commercial uses, and preserves the rural identity of the township
- Create an area for industrial land uses that will not negatively impact residential areas, the environment and the image of the community
- Increase housing density in core areas while protecting low-density rural character in outlying areas
- Establish a strong residential pattern by accommodating expansion of existing neighborhoods
- Protect and conserve the existing natural landscape

Recommendations

Update Yates Township Zoning Ordinance

Zoning ordinance updates ensure anticipated community development is achieved in occurrence with the community's vision as set forth in this Plan. Updates to Yates Township zoning should include:

- Expansion of Community Residential and Rural Residential south of Idlewild Lake
- Expansion of Highway Commercial along US-10 in northeast Yates Township
- Designation of Community Residential east of South Broadway

Develop Central Business District

Establishing an attractive sustainable Central Business District (CBD) is vital to the economic health of a community. A CBD development effort should include infrastructure improvements, building rehabilitation and the incorporation of new structures that positively contribute to the historic nature of the community.

Planning for the CBD should establish opportunities for economic development and quality infill construction and rehabilitation. Some restructuring of the streets may be required but should be carried out without negatively altering the historic character of the area. The development should be organized in a way to provide focal points for gatherings and new business development.

This Plan supports the proposal by the Yates Township Downtown Economic Development Committee's to establish the CBD along East Martin Luther King Drive between South Tacoma and South Broadway.⁷ Development along this corridor should incorporate improvements that lead to a well-defined corridor.

Commercial and community services should also be located along East Baldwin between South Forman and Idlewild Lake. East Baldwin provides a critical entryway into the community and includes the planned expansion of the Yates Township Public Library expansion.

Develop Design Guidelines

The development of design guidelines encourages architectural design, landscaping, signage, and site planning that complements the historic character of the community. The guidelines serve as a tool for property owners and builders to enhance the value of their property while enhancing the overall appeal of the neighborhood. The guidelines should be developed within the framework of a design review process carried out by the community and Planning Commission to ensure conformity while still allowing creativity.



Site Visit: Youth Center

Develop a Green Belt along Pere Marquette River

To protect undeveloped and agriculture land and expand access to natural resources, Yates Township should Develop a green belt along the Pere Marquette River. A green belt is a land use designation that seeks to create a connected system of natural land along a corridor that protects habitat, and enhances recreational opportunities.

⁷ Yates Township Downtown Economic Development Committee Report, July 2, 2007.

Transfer of Development Rights

To shape growth within the community, Yates should develop a transfer of development rights (TDR) program that allows the purchase of development rights of select properties which lead to the realization of Yates development goals by preserving the rural character in one part of the community while increasing density in another.

Purchase of Development Rights

The community should develop a purchase of development (PDR) program. With this voluntary program, the government or a land trust organization purchases the development rights of a property. This tool can be used to protect critical farmland, open space and historically significant areas. By purchasing development rights, land owners are compensated for their loss of development rights, while still being able to use their property within the restrictions of the deed.

Develop Historic District Zoning

The creation of Historic District zoning ordinances allows for the preservation of historic sites, and development that is compatible with the designation as a National Historic District. Historic District zoning ordinances should be used in support of Idlewild's Historic designation.

Require Site Plans

To ensure compatible development, Yates Township should institute a review process for site plans before the issuance of land use permits.

Develop a Natural Resource Management Plan

The Township should protect and preserve the natural resources of the community to preserve and protect the community's natural resources in a way that is consistent with the development goals of the community.



View of Idlewild Lake from Williams Island

Transportation

Existing Conditions

Yates Township's transportation network helps preserve vital social networks and facilitates economic growth. Given Yates Township's rural setting, an efficient transportation network is required to provide access to services, recreation, family and employment.

The need to maintain linkages between rural and urban areas is critical to the economic health and safety of the community. Road improvements and the provision for alternative modes of transportation lead to improved access, increased safety and the desirability of the community.

Construction and maintenance of the community's transportation infrastructure requires significant investment. Transportation infrastructure is funded and maintained by the Township, county, state, and federal government. While Michigan and the federal government provide much of the capital funding transportation infrastructure, actual operations remain primarily a local responsibility.

Given its rural character, the majority of trips to work are single occupancy trips, while 15.8% of workers carpool and 2.8% walk. Given the lack of employment opportunities in Yates Township, nearly 41% of the population travels more than 30 minutes to work.

Transportation Infrastructure

Public Transportation

Yates Dial-A-Ride Transit (DART) operates a 24 vehicle fleet providing demand-response services within Yates Township and three surrounding townships. In addition, it serves the area's human services agencies and senior center. Essential transportation services are provided for residents with disabilities. The DART system's hours of operation are from Monday through Friday from 6:30 a.m. to 6:00 p.m. and on Saturday from 9:00 a.m. to 4:00 p.m.

Road Network

Yates Township has a hierarchy of streets ranging from interstate US-10 to narrow unimproved roads. US-10 provides critical east-west access to larger population centers including Ludington and Reed City. Paved roads include Broadway, Lake Drive, Martin Luther King Drive, Essex, East Wilson Drive, East Lansing, Baldwin Road, Forman Road, Tacoma, Paradise Path, E Fond Dulac, and East Michigan. All other roads are unpaved. **Figure 7: Transportation Network Map** shows all of the paved roads within Yates Township.

The Lake County Road Commission is responsible for the safety and efficiency of the county roads. Michigan Department of Transportation (MDOT) is responsible for US-10, M 37 which is to the west of the Township, and US 131 located approximately 13 miles east of Idlewild. MDOT oversees the State's Rural Transportation Task Forces. The Lake County Road Commission is a member of the State's Rural Transportation Task Force for Lake, Mason and Osceola Counties.

The Rural Task Force includes representatives from the Lake, Mason and Osceola County Road Commissions, cities (and villages) under 5,000 persons and rural transit operators. Each entity receives an allocation or must compete on a statewide basis for Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) funds for projects. The Rural Tasks Force compiles and approves a three year list of federal funded projects. The three year list of projects is submitted to MDOT for inclusion in the State Transportation Improvement Program (STIP). MDOT submits the STIP to FHWA and FTA for approval.

Non-Motorized Transportation

Providing a system for walking and bicycling is an important tool in improving accessibility, promoting a healthy lifestyle, encouraging tourism, and relieving road congestion. The DNR trail which runs parallel to US-10 from Baldwin to Midland provides significant recreational and bicycle tourism opportunities. In addition there is a connection with the Pere Marquette Trail in Reed City that runs north to Cadillac and south to Comstock Park. Other non-motorized trail opportunities include a connection from Idlewild to the North County Trail. Currently, there is not a sidewalk network or on-street bicycle lanes or facilities.

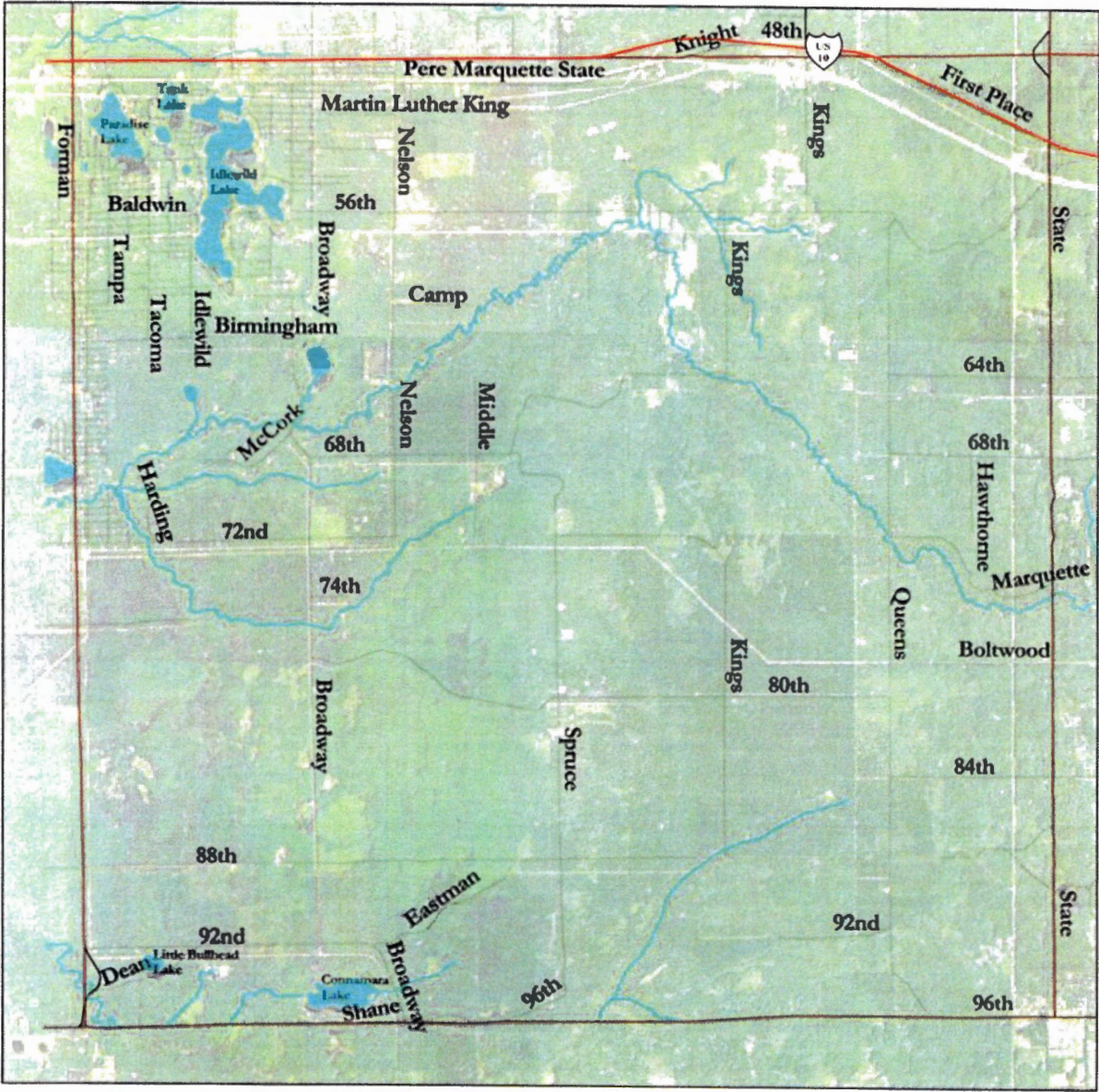


Site Visit: Paved Road

Summary of Transportation Critical Issues

- **Lack of consistency in street names:** Street name inconsistency leads to confusion for drivers and disrupts the community's identity.
- **No route to channel people through heritage sites:** There is not a designated system to lead visitors through heritage site in Yates Township.
- **Absence of a parking plan:** The lack of designated public parking may lead to inefficient or inadequate parking facilities in the future.
- **Lack of walking and bicycle facilities.** Yates Township lacks a well-connected system of sidewalks and trails, and does not provide for separated on-road facilities for bicyclists.
- **No road funding priority system:** The Michigan Department of transportation determines which projects it will work on, based on a priority system, which Yates Township lacks.
- **Lack of wayfinding:** Nearby major transportation corridors lack sufficient signage to attract tourist.
- **Paving of critical road segments:** Need to pave road segments that facilitate higher than average traffic and provide critical community connections.

Figure 7: Transportation Network

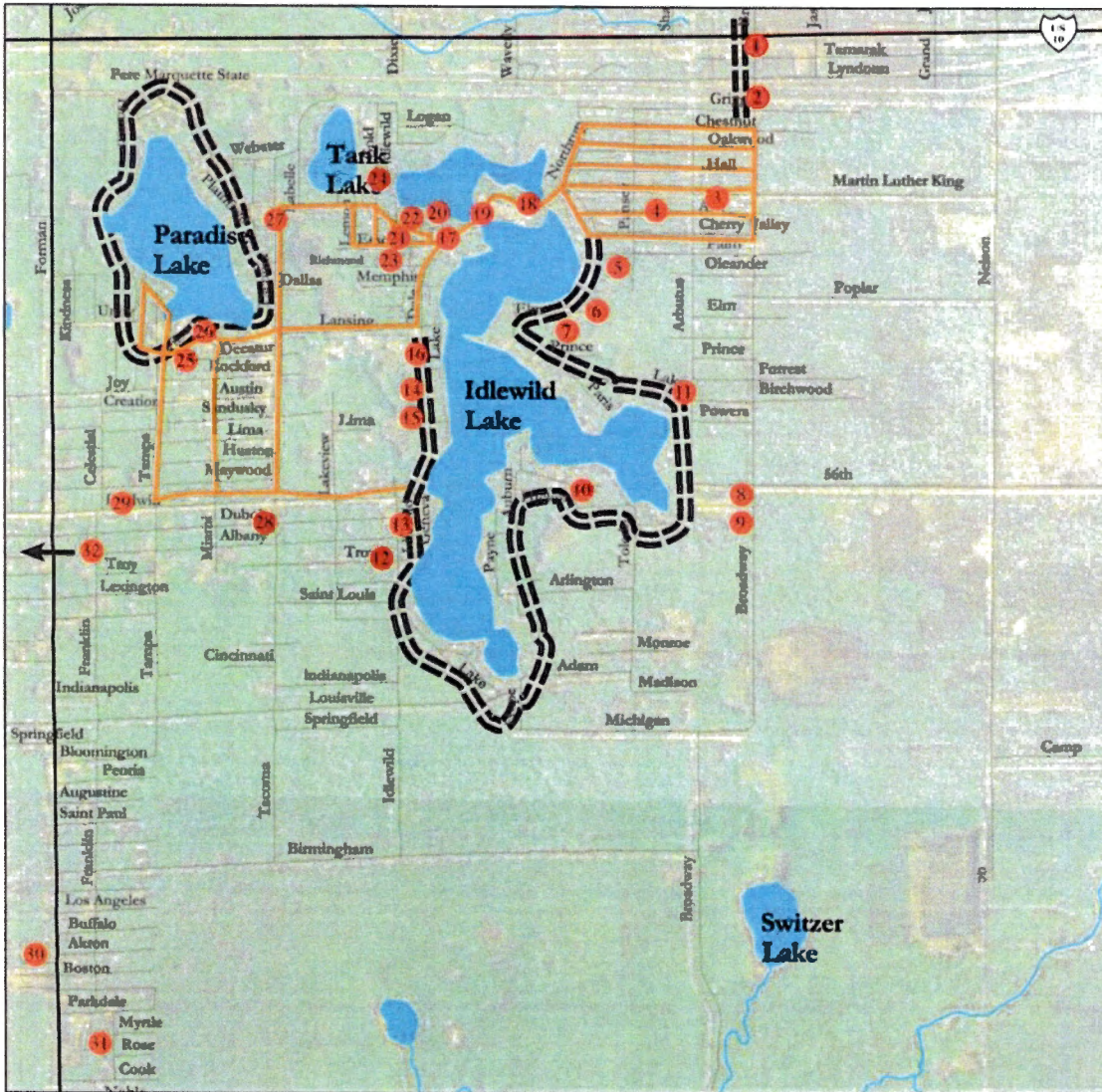


LEGEND

- Major Roads
(Paved & Unpaved)
- Township Boundary



Figure 8: Non-motorized Transportation Improvements Map



LEGEND	
1) Entrance to Idlewild - US-10 at Broadway	19) Latman's Variety 5 & 10 Cent Store - 961 E. M. L. King Drive
2) Pere Marquette Railroad Stop, near Reid's Motel - 6108 Broadway	20) Leejon's - 880 E. M. L. King Drive
3) Casa Bianca - 1396 E. Hall Road	21) Post Office - 812 E. Essex Street
4) Hattie "Ma" Buckles Properties - 1264 and 1294 E. M. L. King	22) Red Rooster/Rotana Tea Room
5) Robbens/Hudson House - 14712 Lake Drive	23) Tabernacle AME - 765 E. Fremont
6) Charles Waddell Chesnut House - 14240 Lake Drive	24) Vogue Motel - 363 E. Fremont
7) "Bayview" - 14180 Lake Drive	25) Herman and Lela Wilson Home - 6583 S. Paradise Path
8) Idlewild Historic and Cultural Center - 7025 S. Broadway	26) Wilson's Grocery Store - 332 E. Wilson Drive
9) Sgt. Albert Johnson's House and Paddock - 7075 S. Broadway	27) Morton's Motel - 6389 S. Tacoma
10) Idlewild Lot Owners Association Building (LOA) - 11330 Lake Drive	28) Idlewild Public School/Yates Township Hall and Library - 473 E. Baldwin Road
11) Detroit Idlewilders' Club House - 13174 Lake Drive	29) Site of the Universal Negro Improvement Association (UNIA) Hall - North Side Baldwin Road
12) Sweetheart Motel - 730 E. Troy	30) Oaklawn Cemetery - 7971 S. Forman Road
13) Lydia Inn - 7036 S. Geneva	31) Athletic Field - East Side of Forman Road, between Parkdale and Cook Streets
14) Birch Haven - 16766 Lake Drive	32) Gibson & Son's Market - 6389 W. Baldwin Road
15) Dr. Robert L. Brady Residence - 16800 Lake Drive	
16) Yates Fire/Township Hall - 16211 Lake Drive	
17) Dr. Daniel H. Williams Home - 15712 Lake Drive	
18) Williams Island and the Flamingo Room - 1002 E. M. L. King Drive.	
	— Idlewild Walking & Biking Historic Tour Site
	--- Shared Use Site

Goal

- Develop accessible street networks, improve and maintain Yates Township's streetscape and signage

Objectives

- Foster connectivity
- Develop non-motorized transportation plan
- Improve the streetscape environment
- Improve way finding and signage
- Improve roadways

Recommendations

Develop a Yates Township Public Parking Plan

In a community such as Yates Township, where driving a car is the dominant form of transportation, parking becomes a critical part of a community's success. Yates Township should develop a parking master plan to ensure adequate parking during festivals and major events.

Develop Signage Plan and Wayfinding system

The development of a comprehensive wayfinding system that includes signage and other visual aids should be carried out. Appropriately placed signage is an important way to welcome new visitors and provides an opportunity to implement design standards leading to a unique experience. This wayfinding signage system should address the needs of visitors and locals using all modes of transportation.



Wayfinding example

Official and Honorary Street Names

Official street names should be added as a second sign below the current honorary street name. Proposed sign addition would save local businesses money by preventing identification item changes and would also avoid confusion among residents by including both street names on signs.

Re-design Traffic Routes

Increased development and tourism will result in additional traffic. To minimize inconvenience to local residents and visitors, traffic routes should be examined to ensure efficient traffic flow. Vehicles should be directed along major arteries, where most of community's points of interest are located, while moving traffic away from residential neighborhoods.

Develop Non-Motorized Facilities Plan

A non-motorized facilities plan should be developed that provides walking and bicycling linkages between residential, commercial, municipal, recreation, and areas of historical significance.

In addition, opportunities to provide for equestrian travel should be incorporated where appropriate. Walking and bicycling can lead to positive health improvements, environmental protection, community development, and enhance the quality of life for residents and visitors. The improvements as recommended can be found in **Figure 8: Non-motorized Transportation Improvements Map** include:

- Sidewalks along major corridors in and around the Central Business District
- Signage linking walking and bicycling facilities with points of interest; including the Idlewild Historic Walking and Bicycling Tour
- Multi-use trails connecting the central business district with community and recreation facilities around Paradise Lake and Idlewild Lake
- Bicycle parking at community and recreational facilities and sites of interest
- Bicycle lanes or shared-use roadway signage along major transportation corridors
- Connect DNR trail to Central Business District
- Consideration of the location of historic facilities
- Idlewild Historic Walking and Bicycling Tour
- Downtown Infill Development
- Recreational opportunities at Paradise Lake and Idlewild Lake
- Major nodes of activity
- Community and Recreational facilities
- Regional trail system

Pave Road Segments as Recommended by the Michigan Department of Transportation

In 2008 the Michigan Department of Transportation conducted site visits within Yates Township to analyze transportation infrastructure improvements sought by the community. The improvements as illustrated in **Figure 9: Motorized Transportation Network Improvements** include:

- Expansion of Tacoma from Martin Luther King Drive to US-10.
- Paving of Righteous Road (Forman road to Tacoma- including Johns, Washington and Howard).
- Creation of a center turn lane primarily for westbound US-10 traffic at South Broadway.
- Replacement of the Nelson road bridge crossing of the Pere Marquette River to facilitate community and fire department access to the area south of the river.
- Pave 56th/Queens/64th from Broadway to State road as an alternative to US-10

Figure 9: Motorized Transportation Network Improvements



LEGEND

- Major Roads (Paved & Unpaved)
- Township Boundary

Proposed Roads

- 1) Tacoma Street Extension
- 2) Righteous Road Paving
- 3) US 10 and Broadway Center
- 4) Turn Lane 56th/Queens/64th to State Road Paving
- 5) Hall/Oakwood/Chestnut Road Paving to Casablanca Hotel

Utility Infrastructure Development

Existing Conditions

Community utilities are provided to the more developed areas of Yates Township which include natural gas, electric, cable, telephone, and sewer. Natural gas service is provided by DTE within Yates Township which serves the city of Idlewild and the Southeastern area of Lake County. Currently there is no municipal water service. The Township has taken initiative in expanding the sewer facilities in Idlewild (**Figure 10: Sewer Network**). This initiative will be completed in multiple phases. Phase one includes Lake Drive and Baldwin Road situated to the west of Idlewild Lake. Phase two includes Clark road, Elm road and Lake Drive situated to the east of Idlewild Lake. This initiative also includes installing four pump stations. The balance of the Township's residents and businesses are served by septic systems.

Summary of Infrastructure Development Critical Issues

Lack of municipal water service: The development of light-industrial along the I-10 corridor and denser residential development within the community is limited by the lack of municipal water service.

The planning and placement of future utilities will depend on the community's desire for growth.

Goal

- Encourage commercial, residential and industrial development through improved utilities and infrastructure

Objectives

- Promote Township-wide utility services
- Develop and maintain utilities to attract new development
- Process utility permits and approvals in a timely fashion
- Service and maintain utilities to ensure reliable service

Recommendations

Municipal Water Service

Yates Township should evaluate options for water service to facilitate economic development. Development requiring water service should be phased to ensure adequate water and sewer supply.

Expansion of Sewer Network

Two phases of sewer network expansion have been proposed to extend the current sewer network. To facilitate continued economic development and better serve the community, four additional sewer network extensions should be studied. The sewer network expansion proposals include:

Phase One- The first phase is designated to extend the sewer network along South Lake Drive to East Baldwin Road and continue south to East Fond Dullac.

Phase Two- This proposal seeks to extend the sewer network along South Lake Drive from East Martin Luther King Drive to South Paris.

Phase Three- To facilitate further development around Idlewild Lake, it is recommended that this phase connect phase one and phase two to provide coverage around the entire lake.

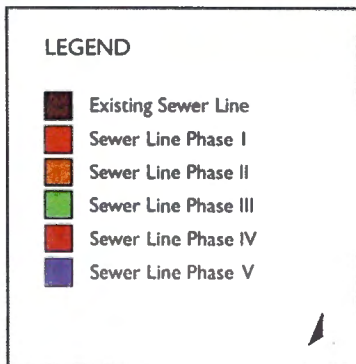
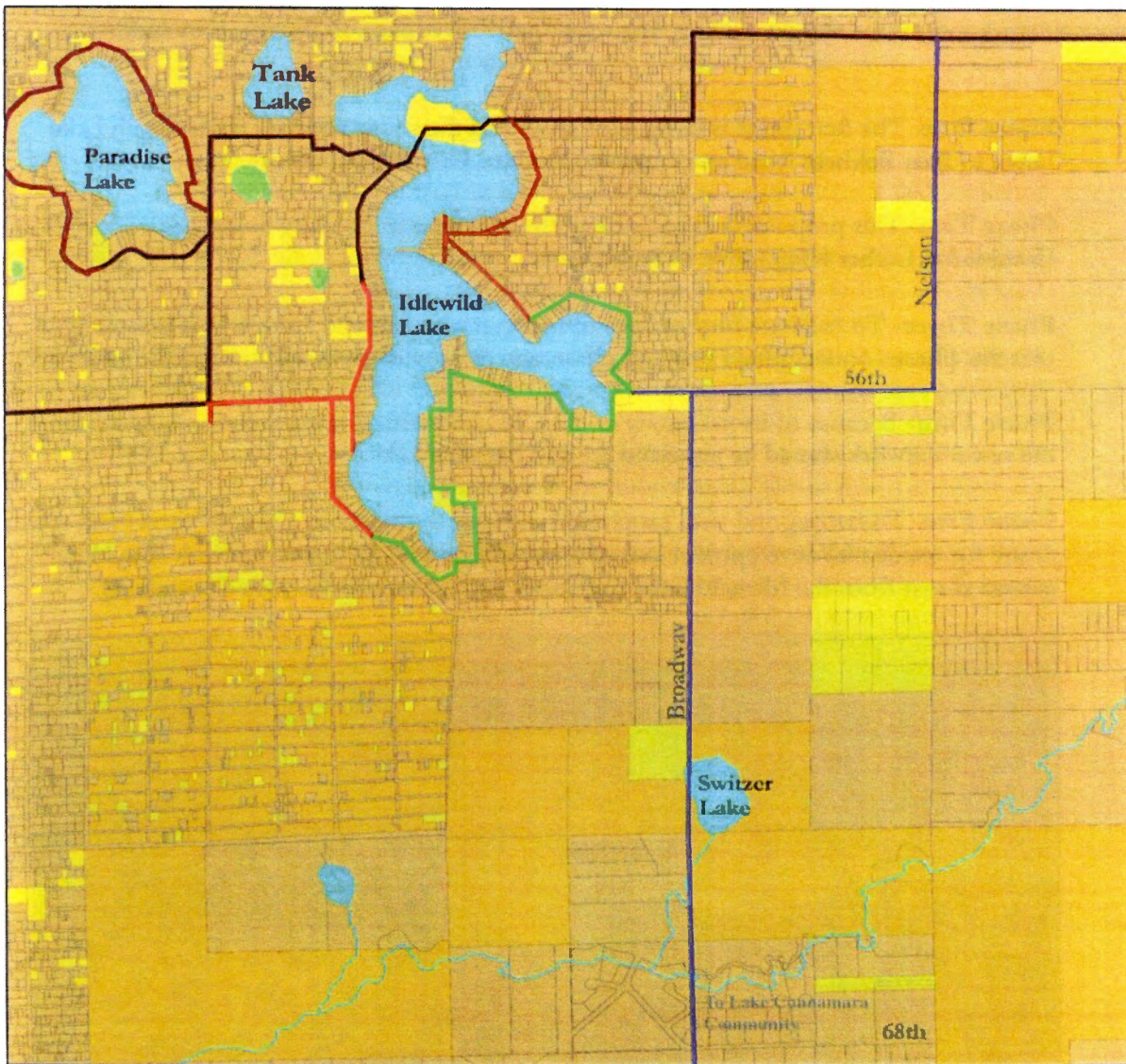
Phase Four- Because of its proximity to the CBD and critical transportation infrastructure, the sewer network should be extended around Paradise Lake.

Phase Five- To correspond with proposed road improvements to East 56th Street and the desire for residential development east of South Broadway, the sewer network should be extended east from the Idlewild Lake and south to the Lake Connamara Community.



Idlewild Lake

Figure 10: Sewer Network



Community Development

Existing Conditions

Parks and recreation facilities are an integral part of the livability of Yates Township. To ensure a high quality of life, parks and recreational facility considerations should be an integral part of all land use and facility planning efforts. To address the importance that recreation plays in the character and quality of life of Yates Township, the community developed a Five-Year Recreation Plan in 2008 to outline future considerations. **Figure 11: Community and Recreational Facilities Map** depicts modern community and recreational facilities. To provide context **Figure 12: Historic Recreational Facilities Map & Figure 13: Historic Community Facilities Map** depict early community facility planning efforts.

Williams Island is the only park currently managed by Yates Township. The Michigan Department of Natural Resources (DNR) recently constructed the Idlewild Lake Park located along the eastern shoreline of Idlewild Lake.



The historic Casa Blanca Hotel
(Stephens, Images of America IDLEWILD, 2001)

The Yates Dial-A-Ride Transit service provides critical transportation services to the community, including providing access to the area's human services agencies and senior center. The Yates Township Library serves as an information center and gathering space for community members. Future expansion of the library will provide improved access to library resources and further enhance opportunities for community interaction.

Due to the relatively static number of school-aged children and projected population trends, Yates Township has no plans to form an independent school district. School enrollment projections should be continually updated to correspond with development and population changes.

Yates Township Fire Station was recently relocated to a new facility on US-10 to serve Yates Township and Cherry Valley Township.

Yates Township has a low percentage of non-profit organizations serving to the community. The nearest Small Business and Technology Development Center, Michigan Works Workforce Development Center is located in Baldwin Village. Reeds City is the nearest local hospital. The police services are provided by the Lake County Sheriff Department.

Yates Township facilities currently include several Township buildings benefiting both year-round and seasonal residents. In addition, the Township owns several excess properties throughout the community. Some of the important buildings and facilities are listed below.

- **Yates Township Town Hall** houses the Township office, Library and the Assessor's office. This facility was previously used as the Idlewild Community Center and the Yates Township School.
- **Idlewild Historic and Cultural Center** was previously the Idlewild Community Hall. The center has been used for a number of venues and plays and is designed for education and performance activities. It relates the story of the founders of Idlewild and the famous African Americans in all walks of life who visited and made their summer homes and permanent residences here. The center is operated by FiveCAP and the agency has plans to expand the facilities for new purposes.
- **Henrietta Summers Senior Center** which operates as a nursing home, houses an informal meeting room, kitchen, laundry room, and game room. The Center provides space for community gatherings and presentations.
- **Former Flamingo Night Club** a historic facility is located on Williams Island and is suitable for community gatherings.

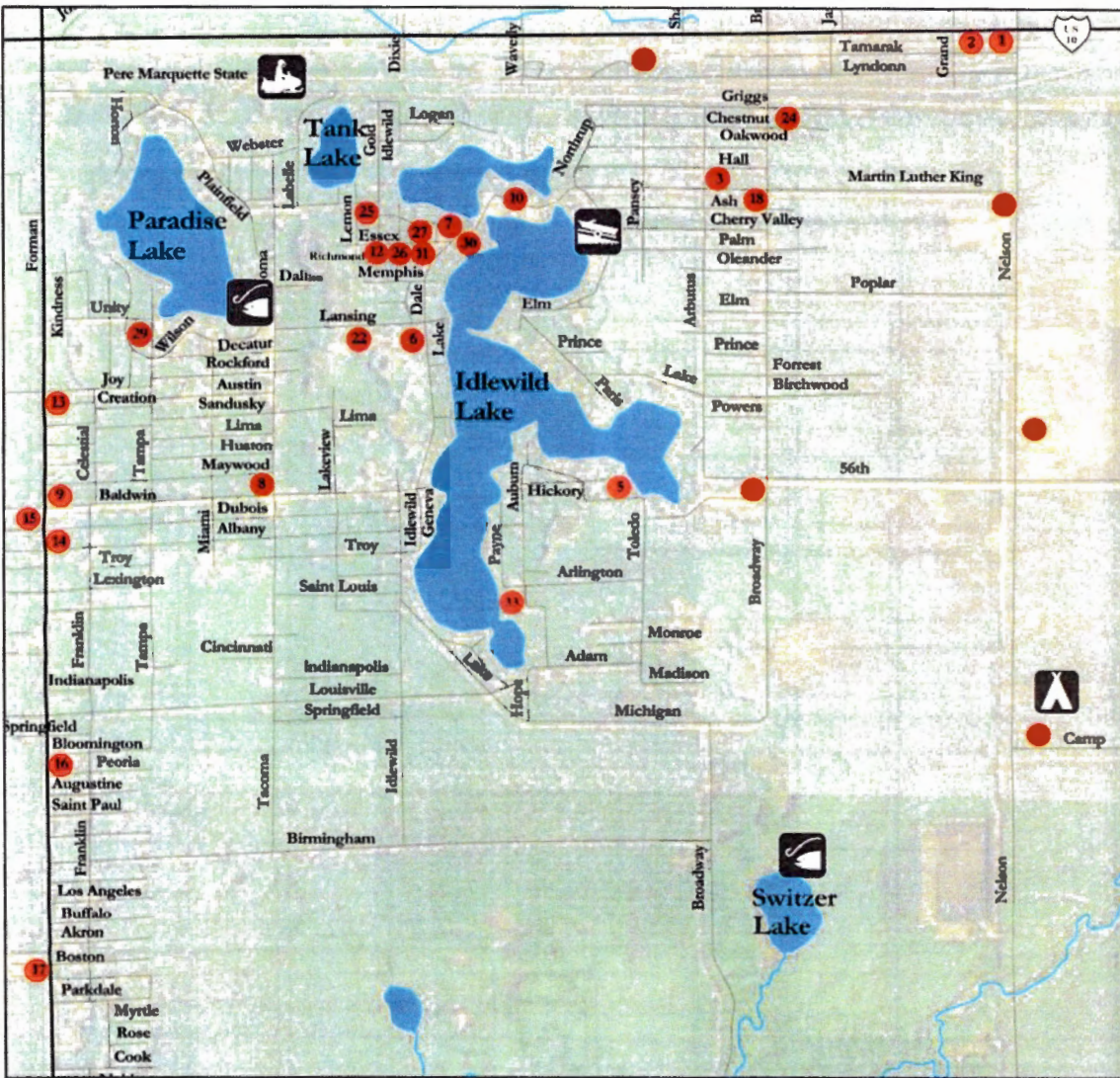


Paradise Lake Signage



Flamingo Club Building

Figure 11: Community and Recreational Facilities



LEGEND

1) Yates Township Fire House	20) El Morocco Night Club
2) Yates Township Dial-A-Ride	21) Good Sheppard Camp
3) Casablanca Motel	22) Heeretta Summer Senior Center
4) Idlewild Historic Cultural Center	23) Downway Park Apartments
5) Lot Owners Association Building	24) Traveling Post
6) Yates Township Old Firehouse	25) Morton's Motel
7) Red Rooster Lounge	26) Idlewild African American Chamber of Commerce Office
8) Yates Township Hotel	27) Idlewild Party Store
9) Road Runner Variety Store	28) Lake Idlewild Resort*
10) Harveys Night Club	29) Wilson's Grocery Store
11) Post Office	30) Leoman's Apparel
12) Tabernacle A.M.E. Church	31) Sweetheart Motel*
13) Masonic Hall	32) Robert H. Riffe Youth Center*
14) Seventh Day Adventist Church	33) Lake Idlewild Park - Varsity
15) New Life Church of God in Christ	
16) First Baptist Church of Idlewild	
17) Yates Township Oaklawn Cemetery	
18) Williams Court	
19) Yates Township Old School	

Campground	Swimming
Fishing	Boat Launch

Figure 12: Historic Recreational Facilities
(Master Plan for Yates Township, 1973)

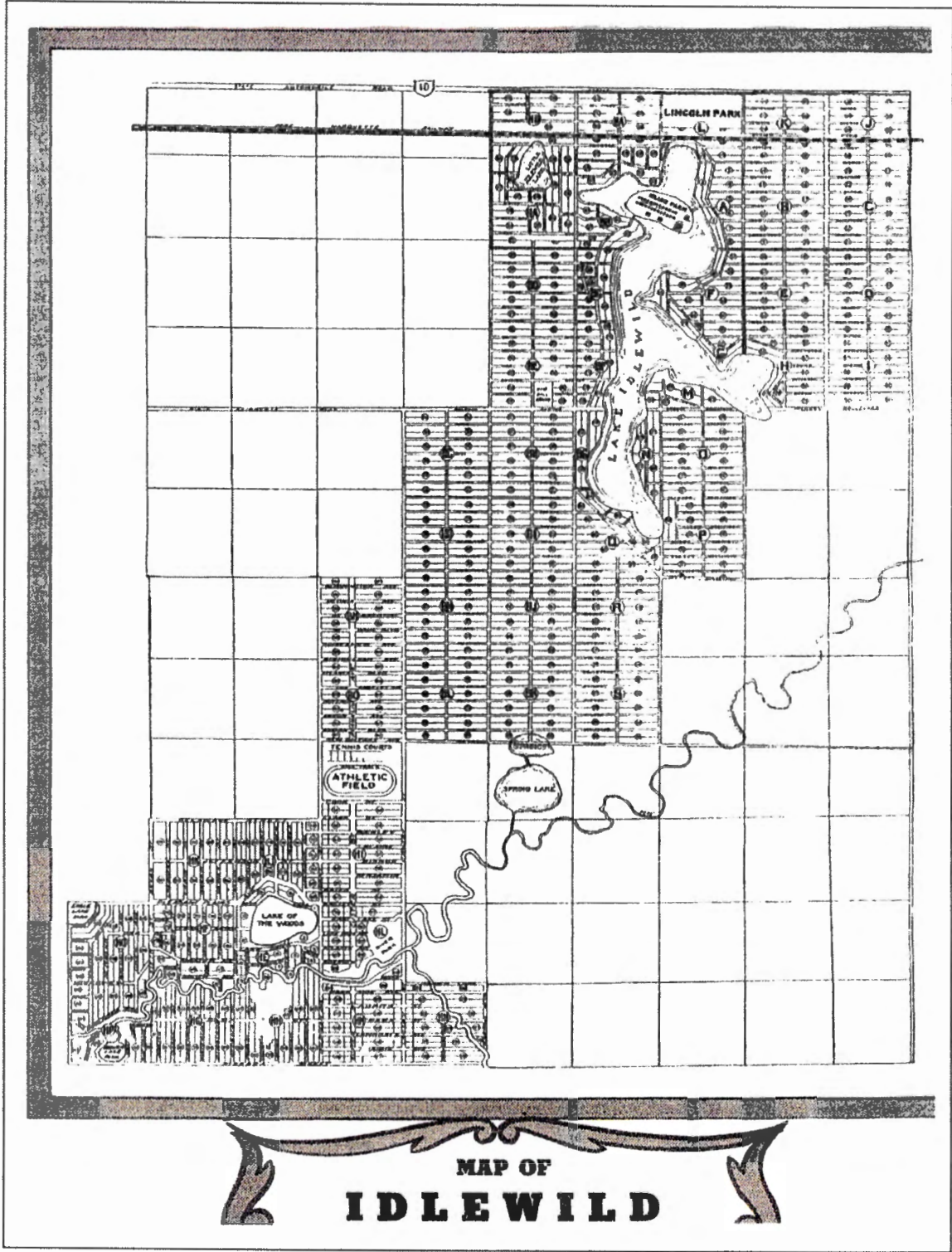
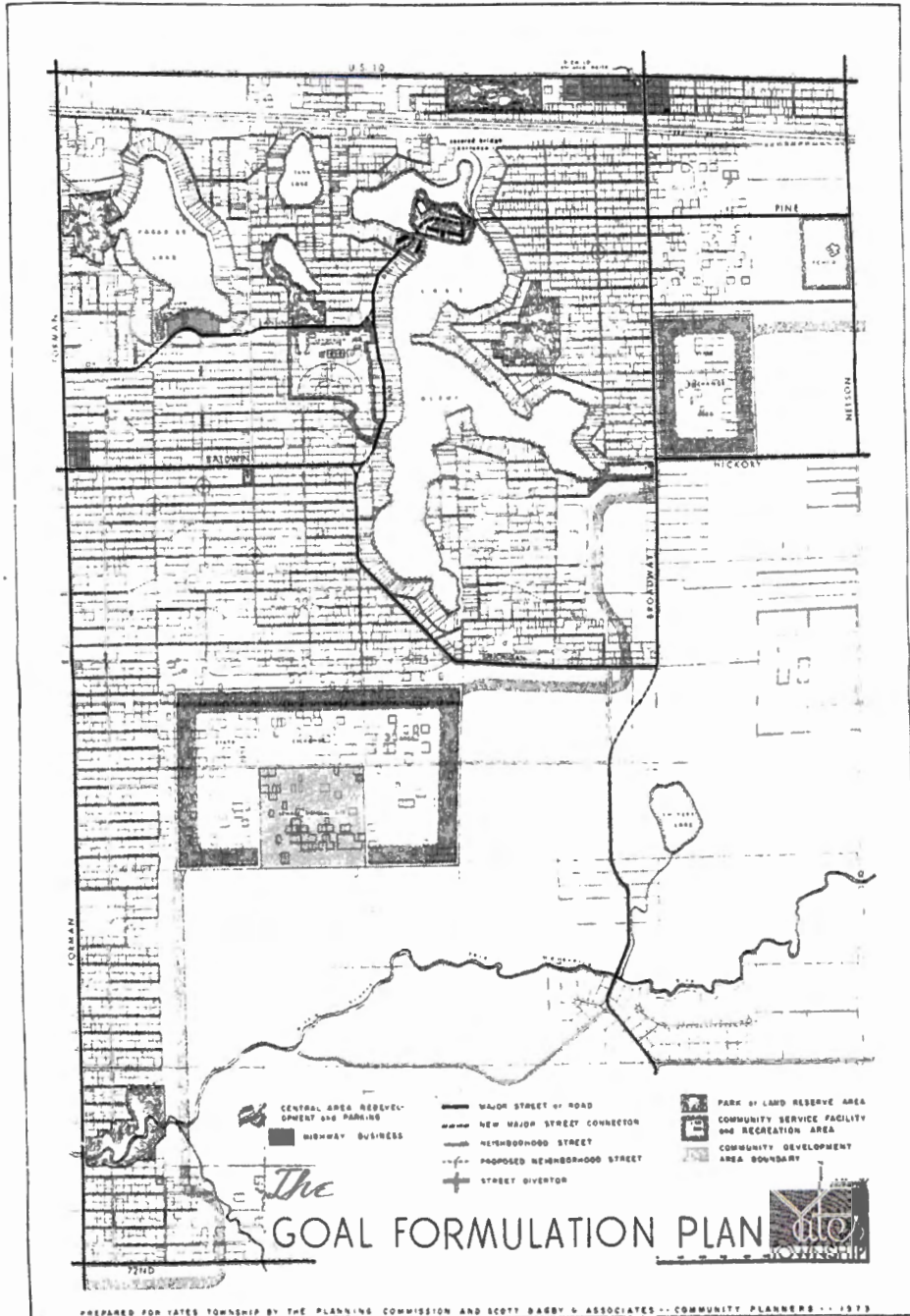


Figure 13: Historic Community Facilities
(Master Plan for Yates Township, 1973)



One of the most recent service additions to the community is Camp Idlewild of Michigan. It was established and accepted into the 2008 Summer Dreams Program and provides opportunities for youth to gain new experiences. Another recent addition is Positive Image, a community action group in Idlewild established in 2007 to enrich the quality of life and strengthen the social, cultural and economic activity.

FiveCAP, Inc., a Michigan non-profit corporation serving Mason, Manistee, Lake and Newaygo Counties, has initiated several programs to nurture early childhood development, housing, nutrition, emergency services and economic development. Some of FiveCAP's projects in Idlewild include constructing six new single family homes, Duvernay Park apartments- a multifamily housing development, and renovating/expanding the Idlewild Historic Cultural center.⁸ For several decades, the agency has also provided Yates Township with several pre-school and continuing education programs. The Lake County FiveCAP Headstart program established pre-school and day care facilities in Yates Township.

The Lake County Enterprise Community Board of Directors, with FiveCAP as the Lead/Administrative Agency, has continued to accomplish more projects with Lake County residents, area businesses, and local units of government and to provide the community with a variety of programs and services. Some of the agency's recent services include:

- Improved infrastructure such as sewers, waters, and roads
- Updates to the county courthouse
- Improvements to the Lake County Sheriff's Department
- Construction of new and renovated school facilities
- Construction of the Robert F. Williams Community and Family Service Center, housing Head Start and a Distance Learning Classroom to provide educational opportunities within the community.
- Construction of six new homes in Idlewild in 2002 and five more homes in the Village of Baldwin.
- Constructed Duvernay Park Apartments in Idlewild.
- Constructed, renovated, and expanded the Idlewild Historic Cultural Center for cultural activities and exhibits.

Summary of Community Development Critical Issues

Unused Township owned properties: The holding of property by the Township is a burden to maintain and prevents potential revenue.

Williams Island Underutilized: Given its central location, Williams Island is not being used to its full potential. The island lacks some modern amenities and would benefit from redevelopment of The Flamingo Club.

Access to Community and Recreational Facilities: Some facilities are sparsely located, creating access difficulties. Americans with Disabilities Act (ADA) compliance is still needed for some facilities.

⁸ <http://www.fivecap.org/Lake%20County%20Enterprise%20Community.htm>

Lack of recreational facilities: The provision of additional year-round recreational facilities is needed to serve year-round residents, summer residents, and tourist.

Inadequate space configuration at Town Hall: The space configuration and amount of space in the current Town Hall is no longer adequate.

Waste Management: Need for solid waste/recycling plan in Yates Township to better serve the community's waste needs as well as combat illegal dumping.

Outreach Social Service Programming: Lack of community outreach programs from local, State and Federal agencies.

Lack of non-profit organizations: There is a lack of non-profit organizations catering to Yates Township.

Outdoor and Recreational Programming: Yates Township has many opportunities for un-programmed recreation, but lacks facilities for organized activities, such as a baseball league.

Health Services: Yates Township lacks a local hospital or medical facility. With the increasing number of retired persons living in the community, quick and easy access to medical service will become more crucial.

Goal

- Encourage public/non-profit/private partnerships and improve the community's social and economic quality of life

Objectives

- Consolidate community and recreational facilities so that they are located near each other and are supported by housing development
- Develop facilities that provide for the cultural needs of the community
- Serve the existing and future demand for community and recreational facilities
- Provide a balance of recreational infrastructure to meet the present and planned needs of the community
- Develop areas for recreational purpose and restore areas that were formerly used for recreation

Recommendations

Solicit Proposals for the Flamingo Club

The Flamingo Club on Williams Island is one of the most important cultural heritage sites in Idlewild. It was once the entertainment hub of the African American community, showcasing entertainers from all over the country. The Flamingo Club should be developed into a year-round multi-use facility and made available for a wide range of cultural and community related functions.

Yates Township Civic Complex

The development of a new Township Hall is one of the key capital projects identified by the leadership of Yates Township for the community. In addition to housing the township's administrative offices, the township hall is typically the site for elections, township meetings and various community activities hosted by government agencies, community organizations and businesses. The new facility could be the centerpiece for a civic complex which would also include a community meeting pavilion and post office facility in addition to the Township Hall.

Redevelopment of Casablanca Hotel

Through the years, Idlewild has attracted artists, writers, actors, musicians and others as residents, visitors and performers. Many found lodging at the historic Casablanca Hotel located near the entrance of the community. The Hotel should be developed as a multi-disciplinary arts center dedicated to the presentation, production and programming of contemporary art. The Casablanca Hotel is one of the most important historic structures of the Idlewild National Historic District. As such, its restoration and preservation should be a high priority for the community, Yates Township, Lake County and the state of Michigan. The multi-level structure is currently privately owned.

Expand the Yates Township Public Library

The current Idlewild Community library is housed in a small room in the Yates Township Hall. Expansion of the library in its current location will become possible with the construction of a new Township Hall.

Locate and Construct an Outdoor Amphitheater

With the wealth of music festivals and music heritage in Idlewild, an outdoor amphitheater would be an ideal venue for festivals and music events. A permanent outdoor facility would be an excellent location to hold the many events that are held throughout each summer in an outdoor setting. This amphitheater would be located between the Central Business District and the Housing Development, on Williams Island, northwest of the Flamingo Club. Its design should play off of the character of the community, making for a unique experience.

Develop a Yates Township Recreation Commission

A Yates Township Recreation Commission that reports to the Township Supervisor should be created to ensure that goals of the Five-Year Recreation Plan are carried out, and that future development includes considerations of recreation and entertainment facilities and activities.

Projects in Support of the Five Year Recreation Plan

- Snowmobile trail and RV parking
- Idlewild athletic field and playground improvements
- Williams Island landscape improvements
- Flamingo Club redevelopment
- Proposed five acre park

In coordination with enhancements to the **Appendix 7** recreation plan, Yates Township should build upon the Idlewild Historic Tour developed by Commonwealth Cultural Resources as depicted in **Appendix 8**. The Tour highlights buildings and locations of significance to Idlewild.

Because many of the points of interest are located within a central core within the Central Business District, facilities should be developed to promote pedestrian and bicycle touring options.

Elements to Facilitate and Encourage an Idlewild Pedestrian and Bicycle Tour

- Signage appropriately scaled for pedestrians and bicyclists
- Benches and other infrastructure to provide rest and reflection
- Bicycle parking
- Publicly available map

Residential Development

Existing Conditions

Yates Township had 308 households in 2000 with an average family size of 2.86 persons. As of 2000 75.5% of housing units were vacant; only partially due to the seasonal nature of the community. Three quarters of the housing units are owner occupied, while 24% are rental units, leading to a housing occupancy of only 24.5%. The median home value in Yates Township is \$53,900 which is slightly lower than Lake County and nearly half that of Michigan and the U.S.⁹

Most of the housing units are used for seasonal, recreational, and occasional use and therefore may not be suitable for year-round use.



Site visit: Idlewild residence

In contrast to Yates Township, Idlewild community comprises a number of simple frame bungalows, along with a small number of larger early twentieth-century homes; numerous concrete block houses and cottages; ranch houses; small motels, tourist cottage complexes and a hotel; a small number of plain brick or concrete block commercial buildings; several churches and public buildings; and mobile homes. Many of these structures contribute to its National Register district status. Much of the site, especially the areas at a distance from the resort's lakes remains sparsely or completely unsettled. Some areas that were platted were never developed, and other

platted streets contain few or no standing resources. Most of the construction at the resort occurred between 1919 and 1965.

Projections to 2013 show there will be a slight decrease in owner occupied residency resulting in an increase in the vacancy rates.

⁹ 2000 U.S. Census Bureau, Yates Township, Lake County, Michigan

Summary of Housing Critical Issues

- **Vacant properties:** The large number of vacant properties throughout Yates Township has a negative impact on property values, the community image and local pride.
- **Low property values:** Home values in Yates Township on average, are valued at almost half of the average home value in other parts of the State. Continued decline makes housing investment difficult, but offers low-cost housing opportunities for new residents.
- **Tax Revenue Properties:** High vacancy and low property values leads to reduced tax revenue.
- **Property Maintenance:** Some rental properties are not well maintained, contributing to a negative imagery of Yates Township and reduction in property values.
- **Abandoned and unsightly buildings:** The large number of abandoned and vacant buildings not only causes a drain in tax revenue but also brings down surrounding property values resulting in low assessments and lack of investment. (Note: Select blight removal is currently underway through a grant from the Michigan State Housing Development Authority).
- **Design Standards:** Lack of housing design standards has lead to home designs which are not in line with the image of the community.
- **Small lot sizes:** The small lot sizes in many parts of the community are insufficient for today's building standards.
- **Lake properties:** The existing homes surrounding Idlewild Lake and nearby Paradise Lake remain in good, sound condition. The lake properties are a positive representation of the community and well maintained, which is a contribution to the property value of the Yates Township.

Goal

- Provide resources to improve housing standards and residential life

Objectives

- Establish a strong residential pattern by accommodating expansion of existing neighborhoods
- Provide opportunities for new housing development
- Ensure a variety of housing opportunities
- Include low-income, affordable housing and senior housing options in new developments
- Decrease the number of vacant homes in the Township
- Restore the architectural aesthetic features of existing historic homes
- Improve and facilitate residential and neighborhood services

Recommendations

New Housing Development

New housing development should be planned for and promoted that offers the amenities of modern year-round residential development. The development should have its own identity while incorporating community design treatments. This development should be planned for in unison of utility and transportation network improvements. The community has recommended larger scale residential development occur east of South Broadway south of US-10 corresponding to the paving of East 56th Street and the extension of sewer facilities.

Infill Development

Yates Township should ensure that zoning regulations include regulatory incentives for infill development projects that are compatible within the context of the historic nature of the community. Where appropriate, the community should facilitate infill development that adheres to Architectural Design Guidelines and contributes to the community's long-term development goals. This development should occur within the Historic Idlewild community surrounding Idlewild Lake. **Figure 14: Housing Development Opportunities Map** depicts locations for future development.



Sample Single Family Home

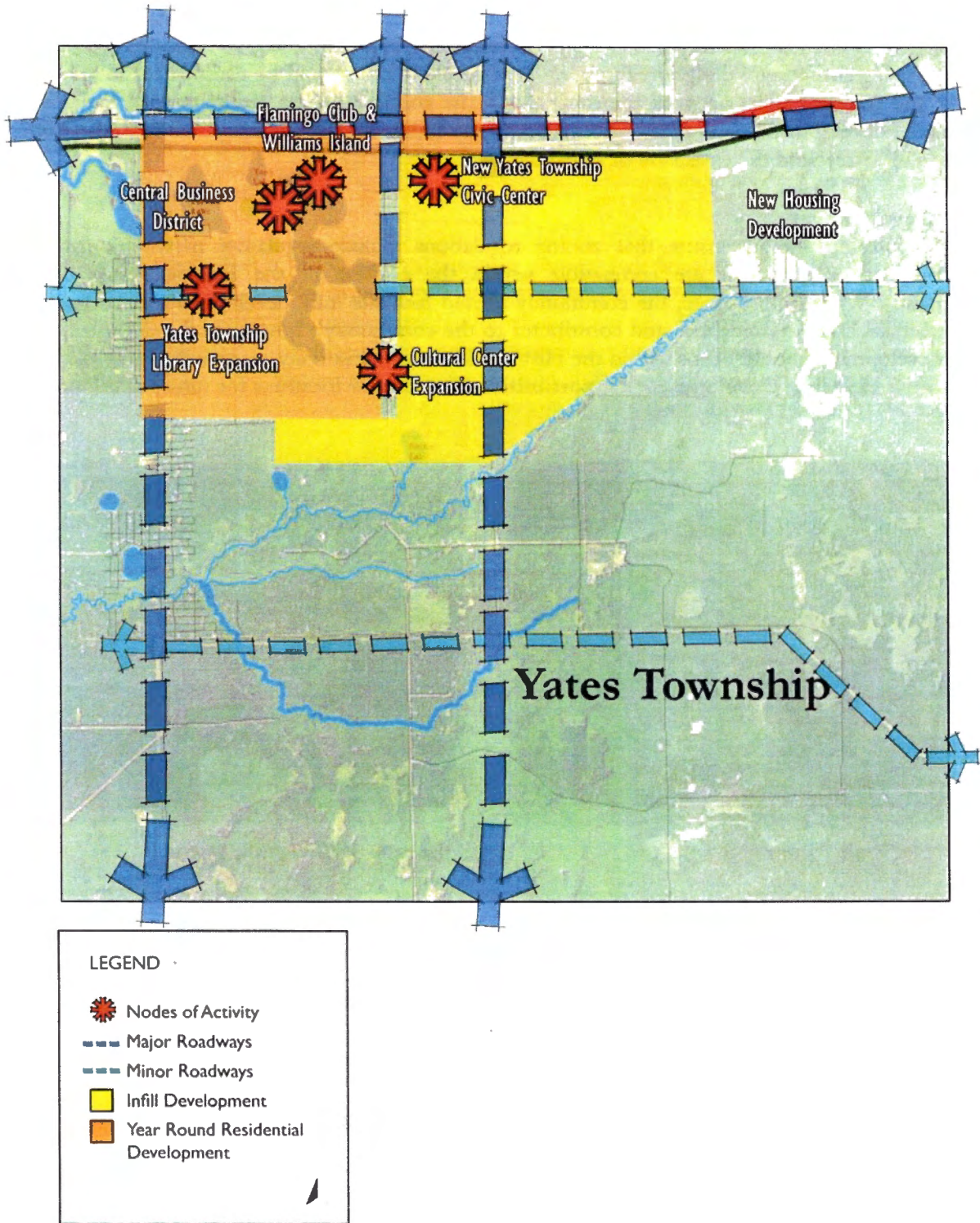


Sample Single Family Home

¹⁰

¹⁰ Alder River Timber Homes <http://alderriver.com/plan>

Figure 14: Housing Development Opportunities Map



Chapter 4. Implementation

The development of a community master plan is the culmination of visioning and policy decisions that reflect a community's development priorities. It is a tool for public service decision making and a framework for determining public investments. A critical element of a master plan is the action plan or implementation strategy that establishes the way forward

This chapter summarizes the recommendations of this plan and provides a summary matrix that should be used as an implementation tool by the Planning Commission and Township officials. As the Township determines short, medium and long-term objectives there may be adjustment to the priorities and alterations to the implementation of the plan. This should be expected as certain funding sources or certain emergencies impact the plan. However, an institutional commitment to the overall goal and objectives of the plan should be maintained.

While all the recommendations are included in the implementation matrix (**Figure 15: Implementation Matrix**), a list of key actions have been highlighted below to assist the Yates Township Planning Commission in determining five critical next steps.

Key Action Items

- Amend the Zoning Ordinance and Initiate Zoning Map Changes
- Establish a local historic district and commission
- Create design guidelines and property maintenance codes
- Coordinate with agencies on transportation improvements
- Establish funding strategies for each recommendation that outlines sources and uses of funds.

In addition to the above action items, the planning commission should:

- Reference the approved land use plan for rezoning reviews and other application to ensure compliance
- Regularly and consistently enforce property maintenance codes
- Promote a street maintenance program that provides traffic calming elements for pedestrians and cyclist
- Provide on-going information to businesses and homeowners related to property improvements
- Update the Implementation plan annually to reflect the needs of the community
- Explore ways to capitalize on the natural and historic resources in a manner that promotes sustainability

Figure 15: Implementation Matrix

Action Item	Description	Lead	Partners	Timeline
I. Land Use Recommendations				
I.01	Update Yates Township Zoning Ordinances to ensure anticipated community development is achieved in occurrence with the community's vision as set forth in this Plan.			
I.02	Develop Central Business District along East Martin Luther King Drive between South Tacoma and South Broadway.			
I.03	Create Architectural Design Guidelines to encourage architectural design, landscaping, signage, and site planning that complements the historic character of the community.			
I.05	Develop Green Belt along Pere Marquette River to protect undeveloped and agriculture land and expand access to natural resources.			
I.06	Transfer of Development Rights Program should be developed allowing for the purchase of development rights of select properties which lead to the realization of Yates development goals by preserving the rural character in one part of the community while increasing density in another.			
I.07	Purchase of Development Rights Program to allow the government or a land trust organization to purchase the development rights for a property to protect critical farmland, open space and historically significant areas.			
I.08	Require Site Plans to ensure compatible development.			
I.09	Develop Natural Resource Management Plan to preserve and protect the community's natural resources in a way that is consistent with the development goals of the community.			
II. Transportation Recommendations				
II.01	Develop Yates Township Parking Plan to ensure adequate parking during festivals and events.			
II.02	Develop Signage Plan and Wayfinding System that includes signage and other visual aids to welcome new visitors and provide an opportunity to implement design standards leading to a unique experience.			
II.03	Re-design Traffic Routes to minimize inconvenience to local residents and visitors by ensuring efficient traffic flow while moving traffic away from residential neighborhoods.			
II.04	Pave Road Segments recommended by the Community as analyzed by the Michigan Department of Transportation based on improvements sought by the community.			
II.04.1	Expansion of Tacoma from Martin Luther King Drive to US-10			
II.04.2	Paving of Righteous Road (Forman road to Tacoma-including Johns, Washington and Howard).			
II.04.3	Creation of a center turn lane primarily or westbound US-10 traffic at South Broadway			
II.04.4	Replacement of the Nelson road bridge crossing of the Pere Marquette River to facilitate community and fire department access to the area south of the river.			
II.04.5	Pave 56th/Queens/64th from Broadway to State road as an alternative to US-10			

Figure 15: Implementation Matrix Cont.

<i>Action Item</i>	<i>Description</i>	<i>Lead</i>	<i>Partners</i>	<i>Timeline</i>
III. Infrastructure Development Recommendations				
III.01	Continue Expansion of Sewer Network			
III.01.2	Phase One: extends the sewer network along South Lake Drive to East Baldwin Road and continue south to East Fond Dullac.			
III.01.3	Phase Two: extend the sewer network along South Lake Drive from East Martin Luther King Drive to South Paris.			
III.01.4	Phase Three: connect phase one and phase two to provide coverage around the entire lake.			
III.01.5	Phase Four: extended sewer network around Paradise Lake.			
III.01.6	Phase Five: extend sewer network east from the Idlewild Lake.			
III.01.7	Phase Six: analyze extension of sewer network to Lake Connamara Community			
III.02	Municipal water service should be studied to facilitate economic growth in key corridors.			
IV. Community Development Recommendations				
IV.01	Solicit Proposals for the Flamingo Club to be developed into a year-round multi-use facility and made available for a wide range of cultural and community related functions.			
IV.02	Construct a Yates Township Civic Complex to become the centerpiece for community services.			
IV.03	Expand the Idlewild Memorial Library within the development of a new Township Hall.			
IV.04	Develop temporary Townhall in anticipation of the creation of a Yates Township Civic Complex.			
IV.05	Construct an Outdoor Amphitheatre to facilitate the wealth of music festivals and music heritage in Idlewild. To be located between Williams Island and South Broadway.			
IV.06	Redevelop the Casablanca Hotel as a multi-disciplinary arts center dedicated to the presentation, production and programming of contemporary art.			
IV.07	Develop a Yates Township Recreation Commission that reports to the Township Supervisor to ensure that goals within the Comprehensive Plan and Five-Year Recreation Plan are carried out.			
V. Residential Recommendations				
V.01	New Housing Subdivision should be planned for east of South Broadway and south of US-10 corresponding to the proposed paving of East 56th Street and the extension of sewer facilities.			
V.02	Infill Development should be facilitated in the Historic Idlewild community in adherence to community standards and Architectural Design Guidelines.			

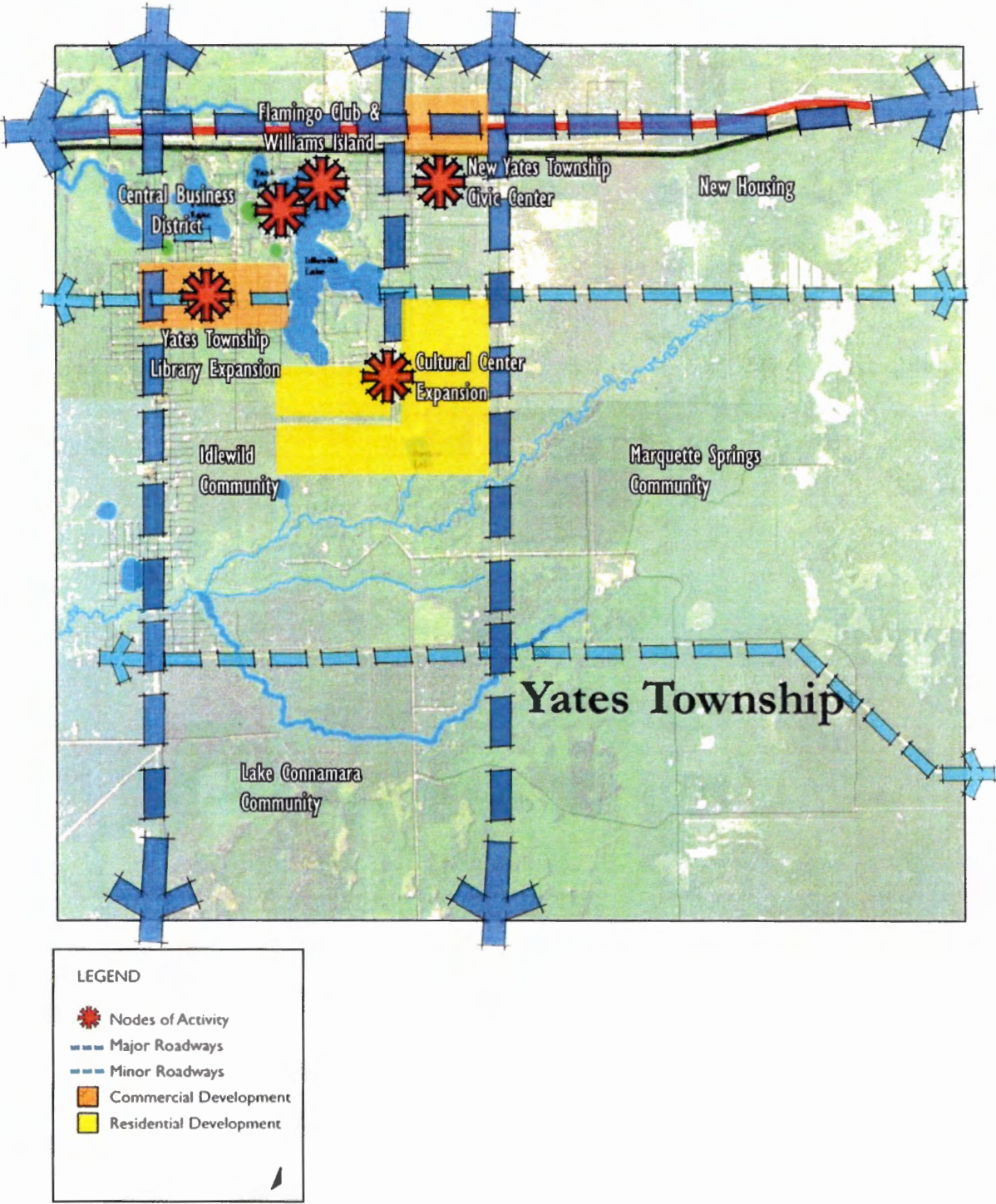
Conclusion

The master plan is only one item in a tool-kit of resources a community can use to direct public policies and investments. The zoning ordinance and maps, subdivision regulations, building codes and other ordinances ensure the compatibility of activities and control impacts on the built and natural environment. These tools typically are enforced through a combination of reviews and monitoring.

While this plan provides broad guidelines for future development, other plans such as feasibility studies or advanced technical planning may be required to look more specifically at a variety of community issues to address sub-areas such as neighborhood business development, lighting, signage, hazard mitigation, public safety and schools.

For visual reference, **Figure 16: Township Implementation Map** provides a graphical summary of key plan elements.

Figure 16: Yates Township Implementation Map



Appendices

Appendix I: Notice of Intent Letter

Notice of Intent to Prepare a Master Plan

From: George Walker, Supervisor Yates Township
Yates Township, Michigan
PO Box 115
Idlewild, Michigan 49624-0115

April 7, 2009

This notice is to inform you that the Yates Township Planning Commission is preparing a new comprehensive master plan.

In accordance with Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3839, this notice is to inform our neighboring local governments, planning entities, and any public utilities and railroad companies of Yates Township's intent to prepare a master plan. The Yates Township Planning Commission welcomes your cooperation and comments on the proposed plan.

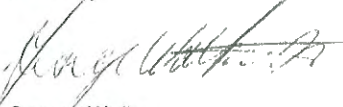
Our first public meeting will be on April 24, 2009. More detailed information regarding the public meeting will be provided by mail.

The Yates Township Planning Commission will send you a copy of the proposed master plan as soon as we have completed the draft for review. If you would like to receive the draft copy of the master plan in digital format, please submit a written request and include an email address. This office prepares all its digital documents in Word format.

Under MCL 125.3841(2)(f), each public utility company and railroad company owning or operating a public utility or railroad within the local unit of government, and any government entity that registers its name and address for this purpose with the secretary of the planning commission, shall reimburse the township for any copying and postage costs incurred in receiving a hard copy of the proposed master plan or final master plan.

Thank you for your cooperation.

Sincerely,



George Walker
Yates Township Supervisor

Notice of Intent Recipients

Shelly Myers
Lake County Clerk
800 Tenth Street
Baldwin, MI 49304

Paul Cannon
Supervisor
Pleasant Plains Township
PO Box 239
Baldwin, MI 49304

Anthony Gagliardo
Supervisor
Webber Township
PO Box 201
Baldwin, MI 49304

Dennis Burrick
Supervisor
Cherry Valley Township
PO Box 67
Chase, MI 49623-8602

Kyle Luce
Supervisor
Barton Township
6269 E. 17 Mile Rd.
Reed City, MI 49677-9402

Jack Hoving
Supervisor
Lilley Township
11664 N. Gordon Ave.
Bitely, MI 49309-9409

Connie Theunick-Perley
Director
Lake County MSU Extension
915 Michigan Ave.
Baldwin, Michigan 49304

Randall Howes
Superintendent
Baldwin Community Schools
525 Fourth Street
Baldwin, Michigan 49304

Victoria Dennett
Supervisor
Pinora Township
5176 S. Frank Smith Rd.
Chase, MI 49623-9794

Kenneth Shoemaker
Supervisor
Chase Township
802 E.56th St
Chase, MI 49623

Earl Spalo
Supervisor
Home Township
10343 N. Walnut Ave.
Bitely, MI 49309-9674

Brian W. Ness
Region Engineer
Michigan Department of Transportation
North Region Office
1088 M-32 East,
Gaylord, MI 49735

Gail S. Deans
Associate Region Engineer/Projects
Michigan Department of Transportation North
Region Office
1088 M-32 East,
Gaylord, MI 49735

Richard E. Liptak, Jr.
Manager
MDOT
Cadillac Transportation Service Center
7915 US-131 Hwy.
Cadillac, MI 49601

Michigan Department of Natural Resources
Cadillac Operations Service Center
8015 Mackinaw Trail
Cadillac, MI 49601

Sandy Crandall
Lake County Chamber of Commerce
911 Michigan Avenue
Box 130
Baldwin, MI 49304

Sandeep Dey
Executive Director
Western Michigan Regional Shoreline
Commission
316 Morris Avenue, Suite 340
P.O. Box 387
Muskegon, MI 49443-0387

Stephen Carlson
Associate Planner
Western Michigan Regional Shoreline
Commission
316 Morris Avenue, Suite 340
P.O. Box 387
Muskegon, MI 49443-0387

Erin Kuhn
Program Manager (Economic Development)
Western Michigan Regional Shoreline
Commission
316 Morris Avenue, Suite 340
P.O. Box 387
Muskegon, MI 49443-0387

William H. Atkinson
Commissioner, Member
Lake County Road Commission
1180 Michigan Ave
PO Box 790
Baldwin, MI 49304

Les Russell
District Ranger
National Forest Service
Huron Manistee National Forest
1755 South Mitchell Street
Cadillac, MI 49601
Gary Truxton,

Brian Mulnix Program Manager (Transportation)
Western Michigan Regional Shoreline
Commission
316 Morris Avenue, Suite 340
P.O. Box 387
Muskegon, MI 49443-0387

Ms. Vedra Gant
Director
Yates Dial-A-Ride
1987 E US 10, P.O. Box 147,
Idlewild, MI 49642

John D. Avery
Commissioner, Chair
Lake County Road Commission
1180 Michigan Ave, PO Box 790
Baldwin, MI 49304

Charles F. Young
Commissioner, Vice Chair
Lake County Road Commission
1180 Michigan Ave
PO Box 790
Baldwin, MI 49304

Gary Truxton,
Manager
Lake County Road Commission
1180 Michigan Ave
PO Box 790
Baldwin, MI 49304

Bob Felt
North Communications Rep:
Michigan Department of Transportation
North Region Office
1088 M-32 East,
Gaylord, MI 49735

Great Lakes Energy
1323 Boyne Avenue
P.O.Box 70
Boyne City, MI 49712

Deborah Smith-Olson
Lake-Osceola State Bank
790 N. Michigan,
Baldwin, MI 49304

Appendix 2: Public Workshop Flyer

**YATES
TOWNSHIP**

will be hosting a Master Plan **Open House** at the Yates Township Firehouse to provide you with an opportunity to learn more and provide input on the Master Plan.

PLEASE JOIN US

The Open House will be held on:

Saturday, July 18, 2009

from **1:00 PM - 3:00 PM** at the
Yates Township Firehouse 2155 E. US-10

For more information please contact:
(231) 745-3940

Appendix 3: Statement of Compliance

To: Lake County Planning Commission [OR *County Board of Commissioners*]
From: Yates Township Planning Commission
Date: _____

In accordance with Section 41 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3841(e), a copy of the enclosed proposed master plan was sent to the planning commission or legislative body of each municipality located within or contiguous to Yates Township, and to _____ *[the regional planning commission for the county in which the township is located, if there is no county planning commission or if the township planning commission has chosen to submit a copy to the regional planning commission].*

A record of the name and address of each planning commission or legislative body to which a copy of the proposed master plan was submitted, with the date of submittal, is attached.

Sincerely,
_____, Secretary
_____ Township Planning Commission

*(Include with the draft master plan OR plan amendments sent to the **county planning commission** or the **county board of commissioners**, if there is no county planning commission.)*

David Randall
Lake County Planning Commissioner, District 1
800 Tenth Street, Suite 200
Baldwin, MI 49304

Larry Collier
Lake County Planning Commissioner, District 2
800 Tenth Street, Suite 200
Baldwin, MI 49304

Ken Wenzel
Lake County Planning Commissioner, District 3
800 Tenth Street, Suite 200
Baldwin, MI 49304

Nicolette McClure
Lake County Planning Commissioner, District 4
800 Tenth Street, Suite 200
Baldwin, MI 49304

Philip Maiville
Lake County Planning Commissioner, District 5
800 Tenth Street, Suite 200
Baldwin, MI 49304

James Clark
Lake County Planning Commissioner Chair, District 6
800 Tenth Street, Suite 200
Baldwin, MI 49304

Lee Schwartz
Lake County Planning Commissioner, District 7
800 Tenth Street, Suite 200
Baldwin, MI 49304

Rick Delamater
Lake County Planning Commissioner, District 8
800 Tenth Street, Suite 200
Baldwin, MI 49304

Bob Myers
Lake County Planning Commissioner, District 9
800 Tenth Street, Suite 200
Baldwin, MI 49304

Appendix 4: Resolution(s)

TOWNSHIP OF _____
COUNTY OF _____, MICHIGAN
Resolution No. _____

RESOLUTION ASSERTING TOWNSHIP BOARD RIGHT TO APPROVE MASTER PLAN

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

WHEREAS, the MPEA authorizes a township board to assert by resolution its right to approve or reject the proposed master plan or plan amendment approved by the planning commission;
NOW THEREFORE BE IT RESOLVED THAT, pursuant to MCL 125.3843(3), the _____ Township Board reserves to itself the right to approve or reject a proposed master plan or master plan amendment approved by the planning commission; and

BE IT ALSO RESOLVED THAT, after approval of a proposed master plan or master plan amendment by the planning commission, the _____ Township Board shall approve or reject the proposed master plan or master plan amendment. A statement recording the Township Board's approval of proposed master plan or master plan amendment, signed by the Township Clerk, shall be included on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.

The foregoing resolution offered by Board Member _____.

Second offered by Board Member _____.

Upon roll call vote the following voted:

"Aye": _____ (list names of members voting "aye")

"Nay": _____ (list names of members voting "nay")

The Supervisor declared the resolution adopted.

(Name) , Clerk

TOWNSHIP OF _____
COUNTY OF _____, MICHIGAN
Resolution No. _____

TOWNSHIP BOARD RESOLUTION TO ADOPT (or AMEND) MASTER PLAN

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

WHEREAS, the Planning Commission prepared a proposed new (OR *updated*) Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on _____, 20__, the _____ Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on _____ to consider public comment on the proposed new (OR *updated*) Master Plan, and to further review and comment on the proposed new (OR *updated*) Master Plan; and

WHEREAS, the Township Board finds that the proposed new (OR *updated*) Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

WHEREAS, the MPEA authorizes the Township Board to assert by resolution its right to approve or reject the proposed Master Plan;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 20__ Master Plan.** The Township Board hereby approves and adopts the proposed 20__ Master Plan, including all of the chapters, figures, maps and tables contained therein. Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of _____.
2. **Distribution to Notice Group.** The Township Board approves distribution of the adopted plan to the Notice Group.
3. **Findings of Fact.** The Township Board has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Planning Commission and public hearing, and with the assistance of a professional planning group, and finds that the new (OR *updated*) Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in _____ Township.
4. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

The foregoing resolution offered by Board Member _____.

Second offered by Board Member _____.

Upon roll call vote the following voted:

"Aye": _____ (list names of members voting "aye")

"Nay": _____ (list names of members voting "nay")

The Supervisor declared the resolution adopted.

(Name), Clerk

TOWNSHIP OF _____
COUNTY OF _____, MICHIGAN
Resolution No. _____

PLANNING COMMISSION RESOLUTION TO ADOPT (or AMEND) MASTER PLAN

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

WHEREAS, the Planning Commission prepared a proposed new (OR *updated*) Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on _____, 20__, the _____ Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on _____ to consider public comment on the proposed new (OR *updated*) Master Plan, and to further review and comment on the proposed new (OR *updated*) Master Plan; and

WHEREAS, the Planning Commission finds that the proposed new (OR *updated*) Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 20__ Master Plan.** The Planning Commission hereby approves and adopts the proposed 20__ Master Plan, including all of the chapters, figures, maps and tables contained therein.
2. **Distribution to Township Board and Notice Group.** Pursuant to MCL 125.3843 the Township Board has not asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of _____. In addition, the Planning Commission approves distribution of the adopted amendments to the Township Board and Notice Group.
3. **Findings of Fact.** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Township Board and public hearing, and with the assistance of a professional planning group, and finds that the new (OR *updated*) Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in _____ Township.
4. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

The foregoing resolution offered by Planning Commissioner _____.

Second offered by Planning Commissioner _____.

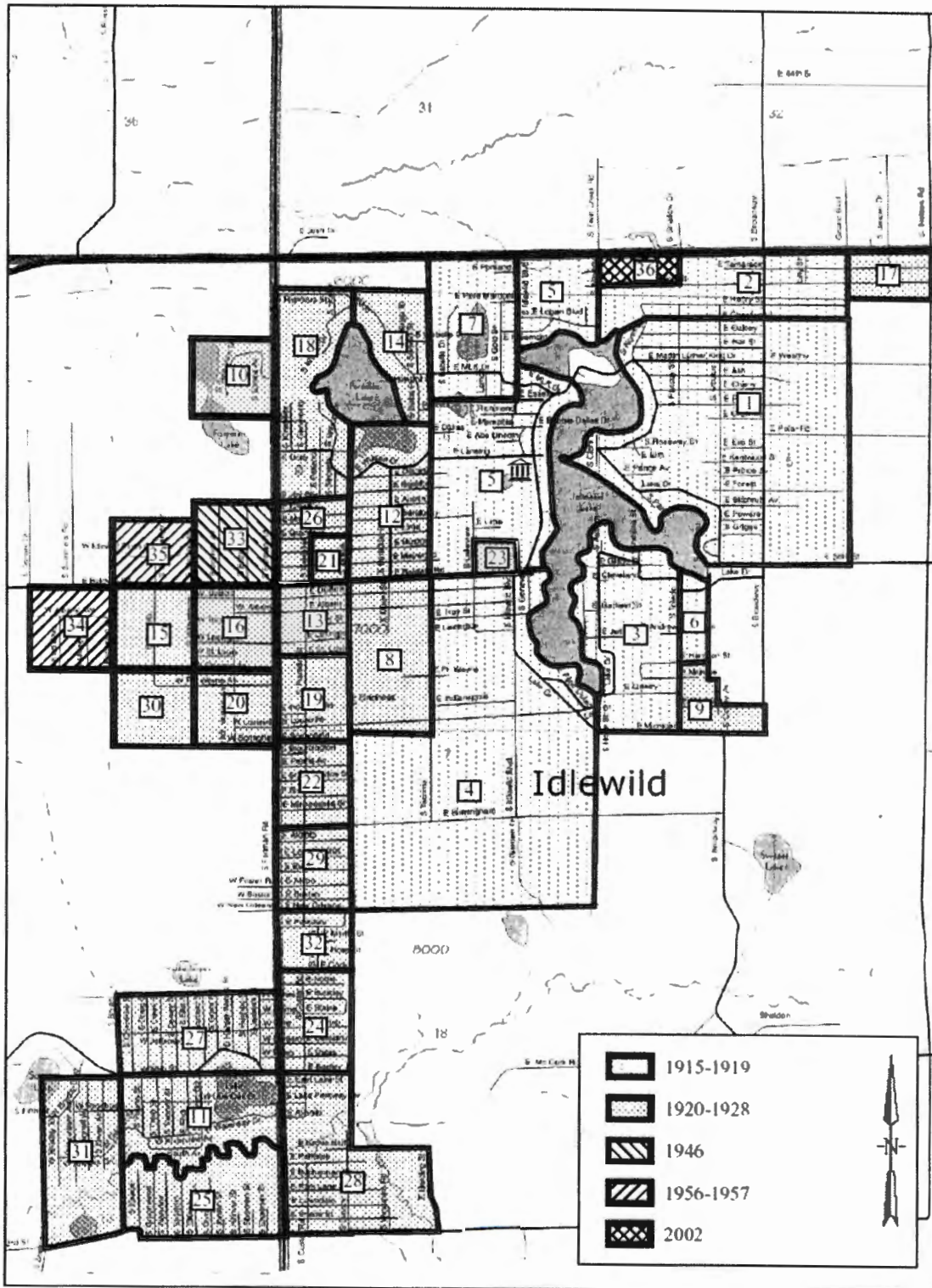
Upon roll call vote the following voted: "Aye": _____ (list names of members voting "aye")

"Nay": _____ (list names of members voting "nay")

The Chair declared the resolution adopted.

(Name), Secretary

Appendix 5: Idlewild Plat History

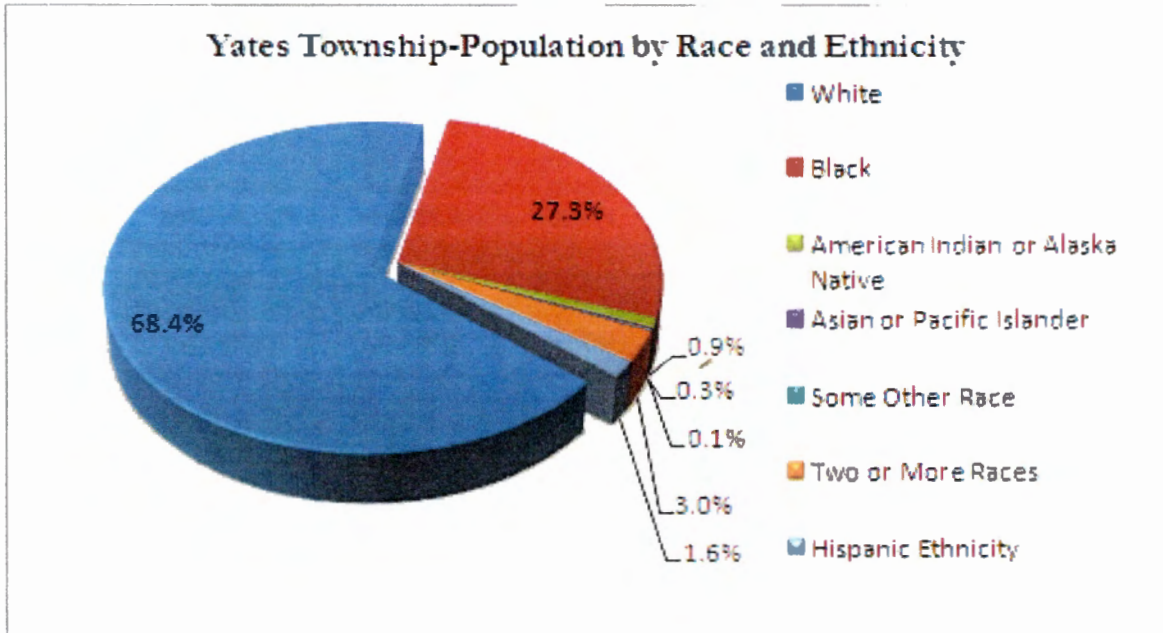


Plat #	Plat Name	Date	Description
1	Idlewild	December 19, 1915	Part of Sections 5 & 6, T17N R12W
2	Idlewild No. 1	February 17, 1917	NW ¼ of the NE 1/4, Section 5, T17N R12W
3	Idlewild No. 2	March 1, 1917	Part of Sections No's 5, 6, 7, 8, T17N R12W
4	Idlewild No. 3	October 30, 1917	NE ¼ of NE ¼, Section 7, T17N R12 W
5	Idlewild No. 4	September 12, 1918	SE ¼ of SE 1/4, Section 6, T17N R12 W
6	Armstrong Addition to Idlewild	March 7, 1919	Part of the NW ¼ Section 8, T17N R12W
7	Idlewild No. 5	December 4, 1919	SW ¼ of NE 1/4, Section 6, T17N R12W
8	Idlewild No. 6	March 9, 1920	NE ¼ of NW ¼ Sec. 7, T17N R12W
9	Gleason's Addition to Idlewild	July 8, 1920	Part of Section 8, T17N R12W
10	Idlewild Twin-Lakes	July 10, 1920	SE 1/4 of NE 1/4 Section 1 T17N R13W
11	Idlewild Terrace	July 31, 1921	Part of Section No 13, T17N R13W
12	Wilson's Paradise Garden	July 10, 1922	Part of Section 6 T17N R12W
13	Idlewild Heights Stewart's Subdivision to Idlewild	May 15, 1923 May 31, 1923	NW ¼ NW ¼ Section 7 T17N R12W SE ¼ of NW ¼ and S ½ of NE ¼ of NW ¼ Section 6, T17N R12W
14	Thompson's Terrace	January 15, 1924	NW 1/4 NE 1/4 Section 12 T17N R13W
15	Idlewild Heights No. 1	February 27, 1924	Part of Section 12, T17N R 13W
16	Thompson's Park	June 18, 1924	Part of the NE ¼ of NE ¼ of Section 5, T17N R12W
17	Wilson's Paradise Garden No. 1	November 11, 1924	Part of Section 6 T17N R12 W, S ½ of NW ¼ of NW ¼
18	Idlewild Heights No. 3	March 16, 1925	Part of Sec. 7, T17N R12W
19	Idlewild Heights No. 2	May 8, 1925	Part of Section 12, T17N R13 W
20	Idlewild Heights No. 4	May 8, 1925	SW ¼ of the SW ¼, Section 6, T17N R12W
21	Idlewild, No. 7	June 9, 1925	NW ¼ of SW 1/4, Part of Section 7, T17N R12W
22	William;s Subdivision of Lot No. 1 of Block No. and Lot No 1 of Block 281 of Idlewild No 4	June 9, 1925	Part of Section 6, T17N R12W
23	Idlewild Terrace No. 2	June 12, 1925	Section 18, T17N R12W
24	Idlewild Terrace No. 1	June 12, 1925	Part of the S 1/2 SE 1/4 Section 13, T17N R13W
25	Wilson's Paradise Garden No. 2	August 1, 1925	Part of the SW ¼ of the SW 1/4, Section 6 T17N R12W
26	Idlewild Terrace No. 3	August 12, 1925	S1/2 of NE 1/4 Section 13, T17N R13W
27	Idlewild Terrace No. 4	December 29, 1925	Idlewild Terrace No. 4, W ½ of SW ¼ and the SE ¼ of S Section 18, T17N R12W
28			
29	Idlewild No. 8	June 14, 1926	SW ¼ SW ¼, Section 7 T17N R12W
30	Thompson's Terrace No. 1	June 22, 1926	SW 1/4 NE 1/4 Section 12 T17N R13W
31	Idlewild Terrace No. 5.	April 27, 1927	E1/2 SW1/4 Section 13, T17N R13W
32	Idlewild Terrace No. 6	December 27, 1928	Part of NW ¼ of NW ¼ Section 18, T17N R12W
33	Thompson's Terrace No. 2	April 22, 1946	SE ¼ of the SE ¼ of Section 1, T 17N R13W
34	Dorsey's Woods	September 4, 1956	E1/2 NW 1/4 Section 12 T17N R13W
35	Idlewild Pines Estate The Amended Plat of Vacated Lincoln Park of Idlewild No. 1	September 17, 1957 July 1, 2002	Part of the W 1/2 of SE 1/4 Section 1, T17N R13W Part of the NW ¼ of Section 5, T17N R12W
36			

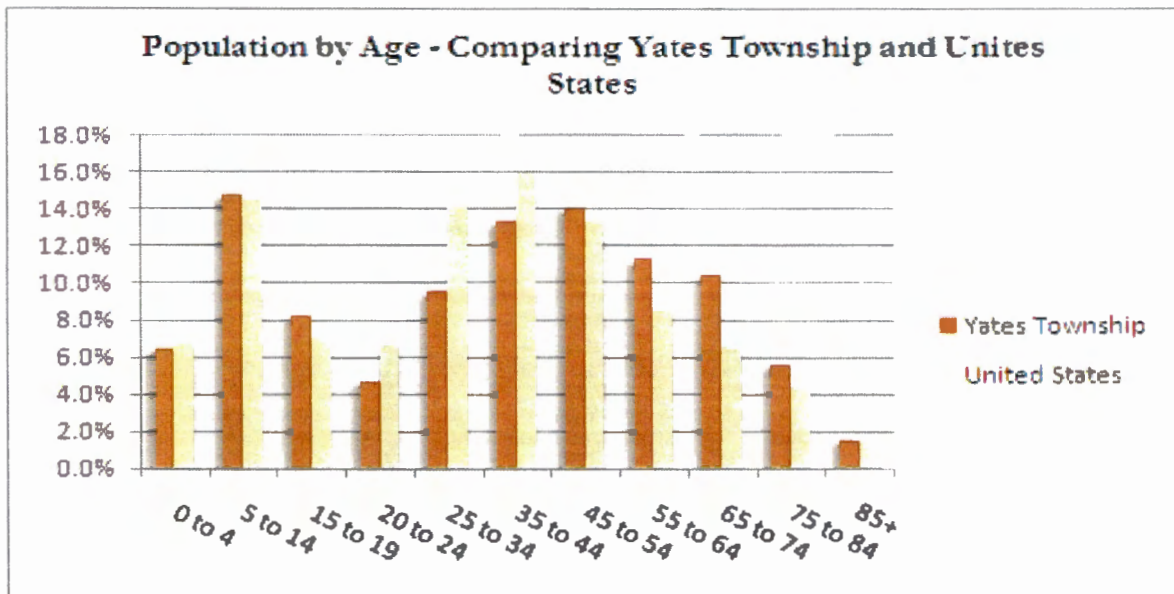
Appendix 6 Community Characteristics

(U.S. Department of Commerce, Bureau of the Census Statistics, 2000)

	2000 Census		2000 Census		2000 Census	
Total Population	707		11,333	9,938,444	281,421,906	
Population Density (Pop/Sq Mi)	19.8		19.7	170.9	78.3	
Total Households	307		4,704	3,785,661	105,480,101	
Male	346	48.9%	52.2%	49.0%	49.1%	
Female	361	51.1%	47.8%	51.0%	50.9%	
	2000 Census		2000 Census		2000 Census	
White	484	68.4%	84.7%	80.2%	75.1%	
Black	193	27.3%	11.2%	14.2%	12.3%	
American Indian or Alaska Native	6	0.9%	1.0%	0.6%	0.9%	
Asian or Pacific Islander	2	0.3%	0.2%	1.8%	3.8%	
Some Other Race	1	0.1%	0.6%	1.3%	5.5%	
Two or More Races	21	3.0%	2.4%	1.9%	2.4%	
Hispanic Ethnicity	11	1.6%	1.7%	3.3%	12.6%	
	2000 Census		2000 Census		2000 Census	
0 to 4	46	6.5%	5.2%	6.8%	6.8%	
5 to 14	104	14.8%	11.8%	15.0%	14.6%	
15 to 19	58	8.2%	8.8%	7.2%	7.2%	
20 to 24	33	4.7%	4.1%	6.5%	6.7%	
25 to 34	67	9.5%	9.2%	13.7%	14.2%	
35 to 44	94	13.3%	13.5%	16.1%	16.0%	
45 to 54	99	14.1%	13.5%	13.8%	13.4%	
55 to 64	80	11.3%	14.1%	8.7%	8.6%	
65 to 74	74	10.5%	12.0%	6.5%	6.5%	
75 to 84	40	5.6%	5.9%	4.4%	4.4%	
85+	11	1.5%	1.7%	1.4%	1.5%	
Median Age						
Total Population	40.4		43.2	35.5	35.3	



(U.S. Department of Commerce, Bureau of the Census, 2000)



(U.S. Department of Commerce, Bureau of the Census, 2000)

U.S. Census 2000 Income and Poverty Statistics

Household income	Yates Township	Lake County	Michigan	United States
2000 Census				
Total Households	307	4,704	3,785,661	105,480,101
Average Household Income	\$34,413	\$34,165	\$57,400	\$56,644
Median Household Income	\$28,522	\$26,828	\$44,702	\$42,257
Per Capita Income	\$14,940	\$14,181	\$21,864	\$21,231
Poverty rate				
Families below poverty level	27.7%	14.7%	7.4%	9.2%
Individuals below poverty level	30.6%	19.4%	10.5%	12.4%

U.S. Census 2000 Household Statistics

Household Data	Yates Township	Lake County	Michigan	United States
	2000 Census	2000 Census	2000 Census	2000 Census
Total Households	307	4,704	3,785,661	105,480,101
Ave Household Size	2.29	2.28	2.56	2.59

Housing units	Yates Township	Lake County	Michigan	United States
	2000 Census	2000 Census	2000 Census	2000 Census
Total Housing Units	994	13,498	4,234,279	115,904,641
Owner Occupied	247 24.8%	28.9%	66.0%	60.2%
Renter Occupied	60 6.0%	5.9%	23.4%	30.8%
Vacant	688 69.1%	65.2%	10.6%	9.0%

Units in Structure	Yates Township	Lake County	Michigan	United States
1 - Attached Unit	0.4%	0.4%	3.9%	5.6%
1 - Detached Unit	68.6%	67.8%	70.6%	60.3%
2 Units	0.3%	0.2%	3.5%	4.3%
3 - 4 Units	1.1%	0.7%	2.8%	4.7%
5 - 9 Units	0.7%	0.5%	4.0%	4.7%
10 - 19 Units	0.0%	0.1%	3.4%	4.0%
20 - 49 Units	1.2%	0.5%	2.2%	3.3%
50 or more Units	0.0%	0.1%	3.0%	5.3%
Boat, RV, Van, etc	0.8%	2.0%	0.2%	0.2%
Mobile Home/Trailer	26.8%	27.7%	6.5%	7.6%

(U.S. Department of Commerce, Bureau of the Census, 2000)

U.S. Census 2000 Employment Statistics

Employment	Yates Township		Lake County	Michigan	United States
	2000 Census		2000 Census	2000 Census	2000 Census
Age 16 + Population	545		9,242	7,628,170	217,149,127
In Labor Force	280	51.5%	46.4%	64.6%	63.9%
Employed	267	95.3%	91.6%	94.1%	93.4%
Unemployed	13	4.7%	8.4%	5.8%	5.7%
In Armed Forces	0	0.0%	0.0%	0.1%	0.8%
Not In Labor Force	264	48.5%	53.6%	35.4%	36.1%

Employment - Yates Township

	2008		2013		Percent Change	
	Estimate		Projection		1990 to 2000	2008 to 2013
Age 16 + Population	610		632		27.7%	3.6%
In Labor Force	309	50.7%	319	50.5%	44.3%	3.0%
Employed	294	94.9%	303	95.1%	77.1%	3.2%
Unemployed	16	5.1%	16	4.9%	-68.7%	0.0%
In Armed Forces	0	0.0%	0	0.0%	N/A%	N/A%
Not In Labor Force	301	49.3%	313	49.6%	13.8%	4.2%
Number of Employees(Daytime Pop)	85					
Number of Establishments	24					

Employment by Industry	Yates Township	Lake County	Michigan	United States
Accommodation and food services	6.4%	7.5%	6.0%	6.1%
Administrative and support and waste management service	1.6%	2.0%	2.9%	3.4%
Agriculture forestry fishing and hunting	4.5%	3.4%	0.9%	1.5%
Arts entertainment and recreation	0.2%	1.2%	1.5%	1.8%
Construction	12.7%	8.9%	6.0%	6.8%
Educational services	5.6%	6.4%	8.6%	8.8%
Finance and insurance	0.5%	2.4%	3.7%	5.0%
Health care and social assistance	11.5%	8.9%	11.3%	11.1%
Information	1.6%	0.8%	2.1%	3.1%
Management of companies and enterprises	0.0%	0.0%	0.0%	0.1%
Manufacturing	24.9%	23.3%	22.6%	14.1%
Mining	0.9%	0.2%	0.1%	0.4%
Other services (except public administration)	4.5%	4.0%	4.6%	4.9%
Professional scientific and technical services	1.4%	1.8%	5.1%	5.9%
Public administration	8.0%	8.3%	3.6%	4.8%
Real estate and rental and leasing	0.0%	1.0%	1.6%	1.9%
Retail trade	9.4%	13.0%	11.9%	11.7%
Transportation and warehousing	5.6%	4.7%	3.3%	4.3%
Utilities	0.0%	0.4%	0.8%	0.9%
Wholesale trade	0.5%	1.8%	3.3%	3.6%

U.S. Census 2000 Population Projections

Population Projections - Yates Township

	2008		2013		Percent Change	
	Estimate		Projection		1990 to 2000	2008 to 2013
Total Population	768		799		24.6%	4.0%
Population Density (Pop/Sq Mi)	21.5		22.4		24.6%	4.0%
Total Households	330		341		18.5%	3.4%

Population by Gender

Male	374	48.7%	387	48.5%	28.5%	3.7%
Female	394	51.4%	411	51.5%	21.1%	4.3%

Population by Race and Ethnicity

	2008		2013		Percent Change	
	Estimate		Projection		1990 to 2000	2008 to 2013
White	517	67.3%	558	69.9%	53.8%	8.0%
Black	217	28.3%	226	28.4%	-22.3%	4.3%
American Indian or Alaska Native	6	0.8%	7	0.9%	42.9%	10.0%
Asian or Pacific Islander	3	0.3%	3	0.4%	N/A%	25.0%
Some Other Race	1	0.1%	0	0.0%	N/A%	-100.0%
Two or More Races	25	3.2%	4	0.5%		-84.6%
Hispanic Ethnicity	16	2.1%	19	2.4%	350.0%	19.2%

Population by Age

	2008		2013		Percent Change	
	Estimate		Projection		1990 to 2000	2008 to 2013
0 to 4	48	6.2%	58	7.2%	0.0%	21.1%
5 to 14	97	12.7%	99	12.4%	26.7%	1.3%
15 to 19	53	7.0%	45	5.7%	61.4%	-15.3%
20 to 24	60	7.8%	64	8.0%	29.3%	6.3%
25 to 34	99	12.9%	107	13.4%	-11.6%	7.6%
35 to 44	84	10.9%	89	11.1%	38.9%	6.0%
45 to 54	106	13.8%	101	12.7%	100.0%	-4.7%
55 to 64	77	10.1%	80	10.0%	24.5%	3.3%
65 to 74	75	9.7%	80	10.0%	16.8%	6.7%
75 to 84	52	6.7%	58	7.2%	10.5%	12.2%
85+	16	2.1%	19	2.4%	-46.9%	15.4%
Median age	38.3		37.9		8.0%	-1.0%

Yates Township Expenditures

Description of Account	Total
Legislative (Council, Board, Commission)	\$67,031
Judicial	\$910
Chief Executive	\$11,867
Treasurer	\$12,980
Assessing Equalization	\$37,459
Clerk	\$11,030
Elections	\$2,766
Building & Grounds	\$20,853
All Other General Government	\$1,747
Police/Sheriff	\$32,041
Fire	\$73,744
Public Works & Infrastructure (non-Act 51)	\$39,110
Sanitation/Landfill & Solid Waste	\$126,374
Community Planning & Zoning	\$1,700
Parks & Recreation	\$2,526
Library	\$13,381
Fringes, Benefits, FICA, Insurances, etc.	\$56,569
Capital Outlay	
Total Expenses	\$512,088

State Equalized Valuation by Property Class

State Equalized Valuation by Property Class	Yates Township 2008	Percentage Total	Yates Township 2009	Percentage Total
Agricultural	\$105,000	0.21%	\$105,000	0.22%
Commercial	\$798,400	1.61%	\$712,900	1.49%
Residential	\$45,376,937	91.72%	\$44,377,800	93.05%
Timber-Cutover	\$2,307,400	4.66%	\$1,671,100	3.50%
Commercial-Personal	\$93,050	0.19%	\$91,700	0.19%
Utility-Personal	\$791,900	1.60%	\$736,400	1.54%
Total	\$49,472,687	100%	\$47,694,900	100%

Appendix 7 Yates Township Recreation Plan

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IDLEWILD, MICHIGAN TRANSFORMATION INITIATIVE
YATES TOWNSHIP RECREATION PLAN DEVELOPMENT
RECREATION ASSET SITE REVIEW
September 20, 2009

Participants: Murdock Jemerson, Gwen Rogers, Betty Boone, Yates TWP Supervisor George Walker

Sites Visited: **IDLEWILD/YATES TOWNSHIP KEY RECREATION ASSETS**

- 1) Snowmobile Trail near the historic Casa Blanca Hotel (Arbutus)
- 2) Potential RV Park Location (Broadway)
- 3) Potential Snowmobile Trail (S. Broadway)
- 4) Switzer Lake Access owned and operated by the DNR – no campground; located ¼ mile from the potential RV park; USFS owns the adjacent land

Notes: No gunfire within residential areas,; no hunting within 300 yards of a building, all fire arms. Need a shooting/archery range, in-door or out-door, to grow hunters and foster the culture of hunting in young people.

- 5) Idlewild Lake Park under construction; owned and operated by the DNR (Lake Drive)
- 6) Idlewild Lot Owners Association (ILOA) – Historic Robert Riffe Building (E. Glade)

Notes: Senior citizen's facility/public use facility. Hosts Michigan Historical marker. Heritage trail site; 8ft wide clearance required to allow for passage of wheel chairs.

- 7) ILOA Playground Project (E. Glade)
- 8) Williams Island (owned by Yates Township)

Notes: The island needs the beach re-sanded, picnic tables, barbeque pits, electricity for staging, lighting, signage, boat dock, concession stand, lifeguards/stand, buoys, parking enhancement, bridges replaced, and landscaping

Notes: Hosts Michigan Historical Marker; Dr. Daniel Hale Williams House Michigan historical Marker is nearby.

Notes: Manistee National Forest and Idlewild 's lakes are primary recreational assets.

- 9) Flamingo Club (owned by Yates Township)

Notes: Hosts Michigan Historical Marker; Refer to 2008 citizens visioning meeting notes, P&Z Downtown Development Plan, SHPO meeting notes and Rogers/Walker Flamingo Club development plan)

Page 2

- 10) Henrietta Summers Senior Center (Located on Lansing Street; owned by Yates Township)

Notes: Refer to Walker development plan; viewed the historic Wilson House, Wilson Store and former site of the famous paradise Club. The Wilson House hosts a Michigan Historical Marker. Yates Township Library is nearby – Yates Township offices in the historic building dedicated in 2008 as a National Literary Landmark. Remember to show all of the recreational lakes in the recreational plan – also show DNR properties, etc. – show private recreational areas.

- 11) Idlewild Athletic Field (Forman Road, between Parkdale and Cook)

- 12) Watermill Lake (Idlewild Terrace, Pleasant Plains)

- 13) Canamara Lake (privately owned, man-made lake in Yates Township)

- 14) Snowmobile Trail (Broadway)

- 15) Good Shepard Camp Ground (Camp Road and Nelson)

Notes: Owned by the Good Shepard Church in Chicago, Illinois; approximately 110 acres; a Pere Marquette River tributary runs through the property

- 16) Civilian Conservation Corp (CCC) Camp (located on Nelson Road and privately- owned)

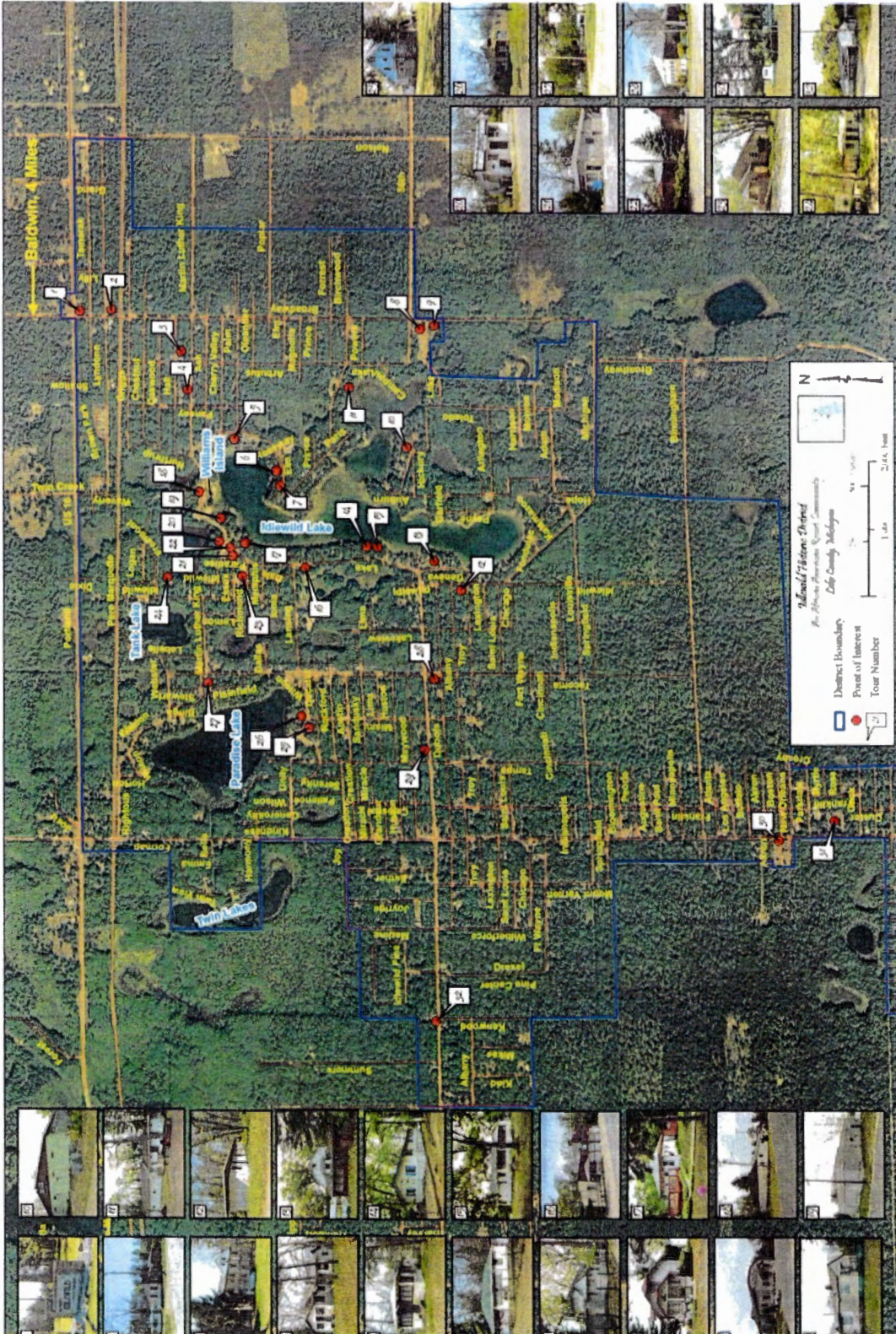
Notes: The bridge is out at the end of the road; a request for replacement has been discussed with MDOT and the lake County Road Commission)

- 17) Proposed five acre park (Poplar and Nelson Road)

Key Questions/Recommendations:

- How many kids live year-round in Yates Township and in historic Idlewild?
- Who is the state snowmobile coordinator?
- Are there investors for the proposed RV Park?
- Use a phased approach in developing the plan, linking heritage trails with hiking/biking trails and snowmobile trails with identified key recreational assets

Appendix 8: Idlewild Historic District Tour



- Isherville*
Illinois' Capital of African American Heritage
Yates County, Michigan
Yates County's African American Heritage
- Isherville is one of the largest towns for the African American community in the United States. Four cemeteries were formed in the Isherville area: Chicago and Mr. Ernie and Mr. Johnson and Mr. Albert E. Wright of the B.C. Brown's cemetery. In 1915, the B.C. Brown's cemetery was established in Yates County, Michigan. In 1915, the B.C. Brown's cemetery was established in Yates County, Michigan. In 1915, the B.C. Brown's cemetery was established in Yates County, Michigan.
1. Ernie and Mr. Johnson - 1895 E. Main Street. The traditional grave of Ernest and Mrs. Johnson, established in 1915, is the first and oldest monument in Yates County, Michigan.
 2. Park Memorial Burial Ground - 1895 E. Main Street. The monument is dedicated to the memory of the first African American to be buried in Yates County, Michigan.
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