



Readmond Township

PARKS & RECREATION PLAN



November 2025 PUBLIC REVIEW DRAFT

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List of Maps

Map 1: Regional Location	8
Map 2: Public Park, Conservancy, & Tribal Properties	16
Map 3: Topography	24
Map 4: Steep Slopes	27
Map 5: Airsheds	29
Map 6: Wetlands	31
Map 7: Viewsheds	33
Map 8: Proposed Readmond Recreation System	39

List of Tables

Table 1: Population 1980 – 2020	9
Table 2: Median Age	9
Table 3: Reported Disability, 2023	10
Table 4: MDNR Grant History	14
Table 5: Endangered Species in Emmet County	28
Table 6: Visits to Good Hart Location	38
Table 7: Action Plan	44

List of Figures

Figure 1: Readmond Township Age Distribution, 2015 and 2020	10
Figure 2: Median Household Income, 2018 & 2023	11
Figure 3: Administrative Structure	13

Table of Contents

<i>1. Community Profile</i>	<i>7</i>
<i>2. Administrative Structure</i>	<i>13</i>
<i>3. Recreation Inventory</i>	<i>15</i>
<i>4. Natural Features</i>	<i>23</i>
<i>5. Planning Process</i>	<i>35</i>
<i>6. Goals, Objectives, & Action Plan</i>	<i>43</i>
<i>Appendix</i>	<i>47</i>



Historic King House in Middle Village.

Community Profile

Community Description

Readmond Township, located in Emmet County in the northwestern part of Michigan’s Lower Peninsula, was officially incorporated in 1877. The Township is defined by its natural beauty and scenic landscapes, including a five-mile stretch along the Lake Michigan shoreline. Situated about 13 miles north of Harbor Springs and 27 miles south of Mackinaw City, Readmond Township is home to several historical sites and is traversed by the M-119 Scenic Heritage Route, commonly known as the Tunnel of Trees, a destination renowned for its picturesque views and cultural significance.

Along the Tunnel of Trees Heritage Route is the historic Middle Village, once a large Indigenous Peoples settlement. This area was home to the Odawa, an indigenous North American people, who inhabited an expansive area from the Bruce Peninsula in Ontario, through the eastern portion of the Upper Peninsula, and along the

east shoreline of northwest Michigan from the Straits down to Ludington. Their peoples are federally recognized as Native American tribes in the United States and have numerous recognized First Nations bands in Canada. They are one of the Anishinaabeg, related to but distinct from the Ojibwe and Potawatomi peoples.¹

Also located in this area is the Good Hart Artist Residency, which is a unique residency for visiting artists to experience the wonders of northern Michigan and Lake Michigan. Accessed via the unpaved South Lamkin Road, designated as a Natural Beauty Road, Middle Village is home to several significant sites, including the historic St. Ignatius Catholic Church, a Native American cemetery, Middle Village Park, and the historic King House. The beach park is jointly managed by Readmond and Friendship Townships, along with the Little Traverse Bay Bands of Odawa Indians. The surrounding area features lakefront homes and privately owned historic log cabins.



Historic Middle Village.

Map 1: Regional Location



Readmond Township, Emmet County Regional Location

Data Sources: State of Michigan Geographic Data Library, Emmet County GIS, Esri Basemap

 Readmond Township



Table 1: Population 1980 – 2020

	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>
Readmond Township	356	374 (5%)	493 (24%)	581 (15%)	560 (-4%)
Friendship Township	467	591 (21%)	844 (30%)	889 (5%)	796 (-12%)
Pleasantview Township	212	375 (43%)	943 (60%)	917 (-3%)	918 (0%)
Cross Village Township	215	201 (-7%)	294 (32%)	281 (-5%)	203 (-38%)
Center Township	435	517 (16%)	499 (-4%)	568 (12%)	545 (-4%)
Emmet County	22,992	25,040 (8%)	31,437 (20%)	32,694 (4%)	33,175 (1%)
State of Michigan	9,259,000	9,295,290 (.4%)	9,938,444 (7%)	9,883,640 (-.5%)	10,077,331 (2%)

Source: 1980 – 2020 Decennial Census

Population

Monitoring population trends (whether growth, stagnation, or decline) is essential for local governments to respond effectively to changing community needs. A growing population can unlock funding opportunities that support projects aimed at enhancing the quality of life and addressing increased demand for services. Growth also enables townships to invest in long-term capital improvements, rather than diverting limited resources to short-term or emergency needs. According to the US Census, Readmond Township grew over 57% between 1980 and 2020, but between 2010 and 2020, the Township experienced a slight decrease in population. This decline in population was consistent in many Northern Michigan communities.²

Age

Median age was reviewed and compared against the State of Michigan data for the years 2010, 2015, and 2020.

This data notes that the Township is aging while the State median age is slightly getting older, but not at the same rate as the Township. Understanding the age distribution of township residents is essential for effective future planning. Public facility and infrastructure decisions should

Table 2: Median Age

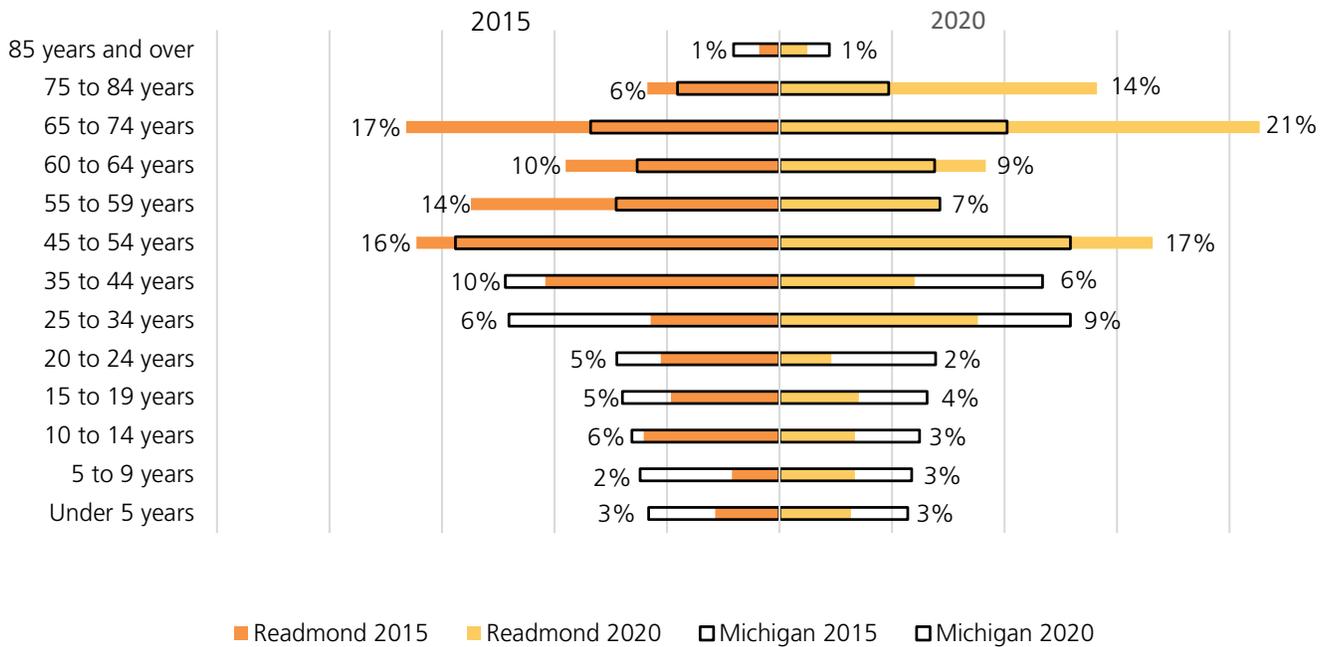
	<i>Readmond Township</i>	<i>State of Michigan</i>
2010	49.4	38.1
2015	53.0	39.5
2020	56.6	39.8

Source: 2010, 2015 & 2020 ACS 5 Year Estimates, DP05



Good Hart Artist Residency.

Figure 1: Readmond Township Age Distribution, 2015 and 2020



Source: 2015 & 2020 ACS 5 Year Estimates, DP05

Table 3: Reported Disability, 2023

Disability Type	Citizens in Readmond Township
Hearing Difficulty	25 (4.3%)
Vision Difficulty	18 (3.1%)
Cognitive Difficulty	19 (3.3%)
Ambulatory Difficulty	19 (3.3%)
Self-Care Difficulty	6 (1.1%)
Independent Living Difficulty	8 (1.6%)

Source: 2023 ACS 5 Year Estimates S1810

align with the needs of an aging population by supporting built environments that enable residents to age in place. Readmond Township should explore ways to provide the necessary services and infrastructure to support its older residents. This includes improving pedestrian infrastructure and offering senior-focused transit options. Public spaces should be designed with accessibility in mind, and services such as local health care, social activities, and emergency preparedness plans should be tailored to the needs of older adults. These efforts help ensure that seniors can safely age in place while remaining active and engaged in community life.

Disability

In Readmond Township, 10.1% of the total civilian non-institutionalized population is living with a disability which can be related to hearing, vision, cognitive, ambulatory, self-care, or independent living.³ To accommodate the disabled population in a community, local officials should determine what type of modifications are required to both the built environment, such as auditory and physical cues at crosswalks, and land use patterns that pay particular attention to universal design standards, mobility, and ADA compliance.

Figure 2: Median Household Income, 2018 & 2023



Source: 2018 & 2023 ACS 5 Year Estimates, DP03

Household Income

The median is often a better figure than the average (mean) when looking at population data because it provides a more accurate reflection of the typical value in a dataset and is less likely to be skewed by extremely high or low values. Based on 2023 ACS estimates, the median household income in Readmond Township was \$67,083, not far behind the State of Michigan (\$71,149) and Emmet County (\$73,724).⁴ The median household income in Readmond Township showed an increase of 30.9% from 2018 when the median household income was \$51,250.⁵

The figure “Median Household Income, 2018 & 2023” shows the portion of households that fall into each income category and the changes over the 5-year period for both Readmond Township and Michigan. Approximately one-third of households observed incomes over \$100,000 in 2023, with 15% having incomes higher than \$200,000.⁶ Conversely, 18% of households observed incomes below \$35,000, while the largest overall household income group for the Township was \$35,000 to

\$50,000. Tracking income data is important for recreation planning because it is important to ensure that access to recreation amenities is available to all residents, regardless of income.

Key Takeaways

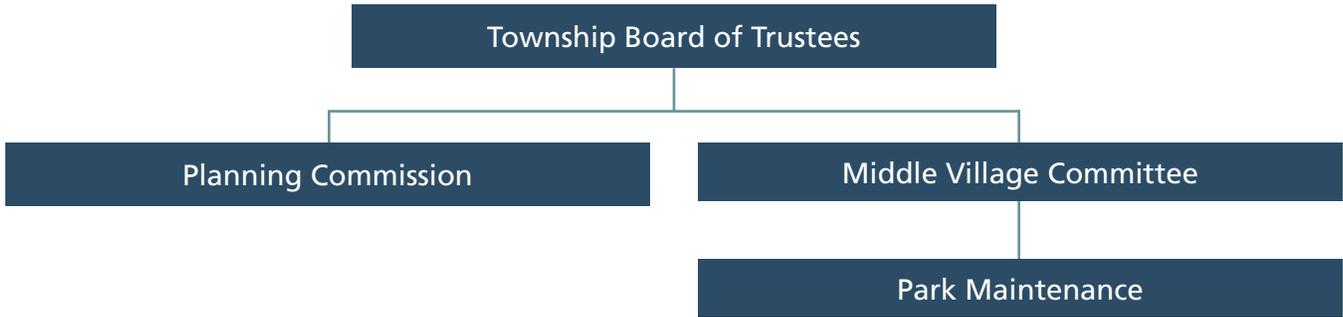
- » Readmond Township has a high median age (56.6), with a large population of elderly residents (over one-third are older than 60 years). Communities with large populations of these residents must ensure that community facilities are accessible to residents of all physical abilities.
- » Approximately 10% of residents are living with some sort of disability. Like the population of older residents, facilities must be usable for those who have physical impairments.
- » Median household income rose more than 30% between 2018 and 2023 in the Township, with many households showing high annual incomes. While these figures are increasing overall, many households show more modest incomes. Recreation amenities must be available to all residents, regardless of income levels.

Sources

- 1 "Odawa". The Canadian Encyclopedia. Accessed September 4, 2019
- 2 U.S. Decennial Census, P1, 1980-2020
- 3 American Community Survey, United States Census Bureau, 2023 5 Year Estimates S1810.
- 4 American Community Survey, 2018 & 2023, 5 Year Estimates, DP03.
- 5 Ibid.
- 6 Ibid.

Administrative Structure

Figure 3: Administrative Structure



Middle Village Park Committee

Readmond Township is a member of the Middle Village Park Committee along with representatives from the Little Bay Band of Odawa Indians and Friendship Township. The committee meets as needed to review the park budget, discuss maintenance issues, and park improvements.

Annual Budget and Funding

The Township’s overall budget is rather small compared to other municipalities in Emmet County. For the year ending March 31, 2024, the Township expended \$3,561.00 on recreation/culture.¹ This expenditure comprised 1.3% of total Township expenditures.

Middle Village Park

The Park was created by a joint agreement between Friendship Township and Readmond Township to acquire certain real property located in Readmond Township for the purpose of creating lakeshore recreational facilities. Each township provided a total of \$119,370 for land acquisition that was matched with two grants totaling \$753,800. The State of Michigan has retained a 75% interest in all minerals in and under such land. The property was deeded to Readmond Township with an off-deed agreement transferring a 50% ownership interest in the real estate to Friendship Township. Currently,

a four-member committee manages the park. The committee consists of two representatives of Readmond Township, and a representative each of Friendship Township and the Little Traverse Bay Band of Odawa Indians. The committee is required to adopt an annual operating budget approved by Readmond Township, Friendship Township, and the Tribal Council of the Little Traverse Bay Band of Odawa Indians. Under the operating agreement, funding is to be provided by the townships and the Indian band. Friendship Township performs administrative functions for the Park and is the custodian of its assets; thus, the Middle Village Park is included in the audited financial statements of Friendship Township and not as part of Readmond Township’s financial statements. A summary of Friendship Township’s audited financial information for Middle Village Park is presented.²

The most current unaudited financial information as of and for the year ended June 30, 2024, is as follows:

Total assets	\$ 2,872.00
Total fund equity	\$ 2,872.00
Total revenue	\$ 4,206.00
Total expenditures	\$ 4,791.00
Net increase in fund equity	\$ (585.00)

Table 4: MDNR Grant History

<i>Grant Number</i>	<i>Description</i>	<i>Grant Amount</i>	<i>Grant Type</i>	<i>Public Act</i>
93-049	Middle Village Church Beach	\$686,300	Acquisition	PA 304 of 1994
96-051	Middle Village Church Beach	\$67,500	Acquisition	PA 480 of 1996



Michigan Natural Resources Trust Fund Plaque.



Middle Village Park Signage.

Sources

- 1 Readmond Township, Year-End Financial Audit, Year Ending 2024, page 12
- 2 Ibid, page 18

Recreation Inventory

Having a detailed understanding of the recreation assets used by a community is a key component of recreation planning. To understand the condition and status of recreational facilities in Readmond Township, an inventory of existing facilities was conducted in the summer of 2025. This inventory is intended to provide a comprehensive description of the current parks and recreational offerings that are available to recreational users across the Township. While other groups also manage recreational facilities within the jurisdiction, such as the Little Traverse Conservancy and forests under the jurisdiction of the State, only facilities operated by the Township are evaluated in this section.

Beyond detailing the type, quantity, and quality of amenities at each park and recreational facility, this assessment documents the condition of amenities and park accessibility, per State of Michigan requirements. The condition of each park's amenities was assessed as "poor," "fair," "good," or "excellent," and accessibility was evaluated on a scale of 1 to 5:

- » 1: None of the facilities meet accessibility guidelines
- » 2: Some of the facilities meet accessibility guidelines
- » 3: Most of the facilities meet accessibility guidelines
- » 4: The entire park meets accessibility guidelines
- » 5: The entire park was developed/renovated using the Principles of Universal Design

Principles of Universal Design

Universal design is a concept of the implementation of design standards in buildings and environments that makes them accessible and inclusive for individuals of all ages, sizes, abilities, and disabilities. Its aim is to develop spaces that are

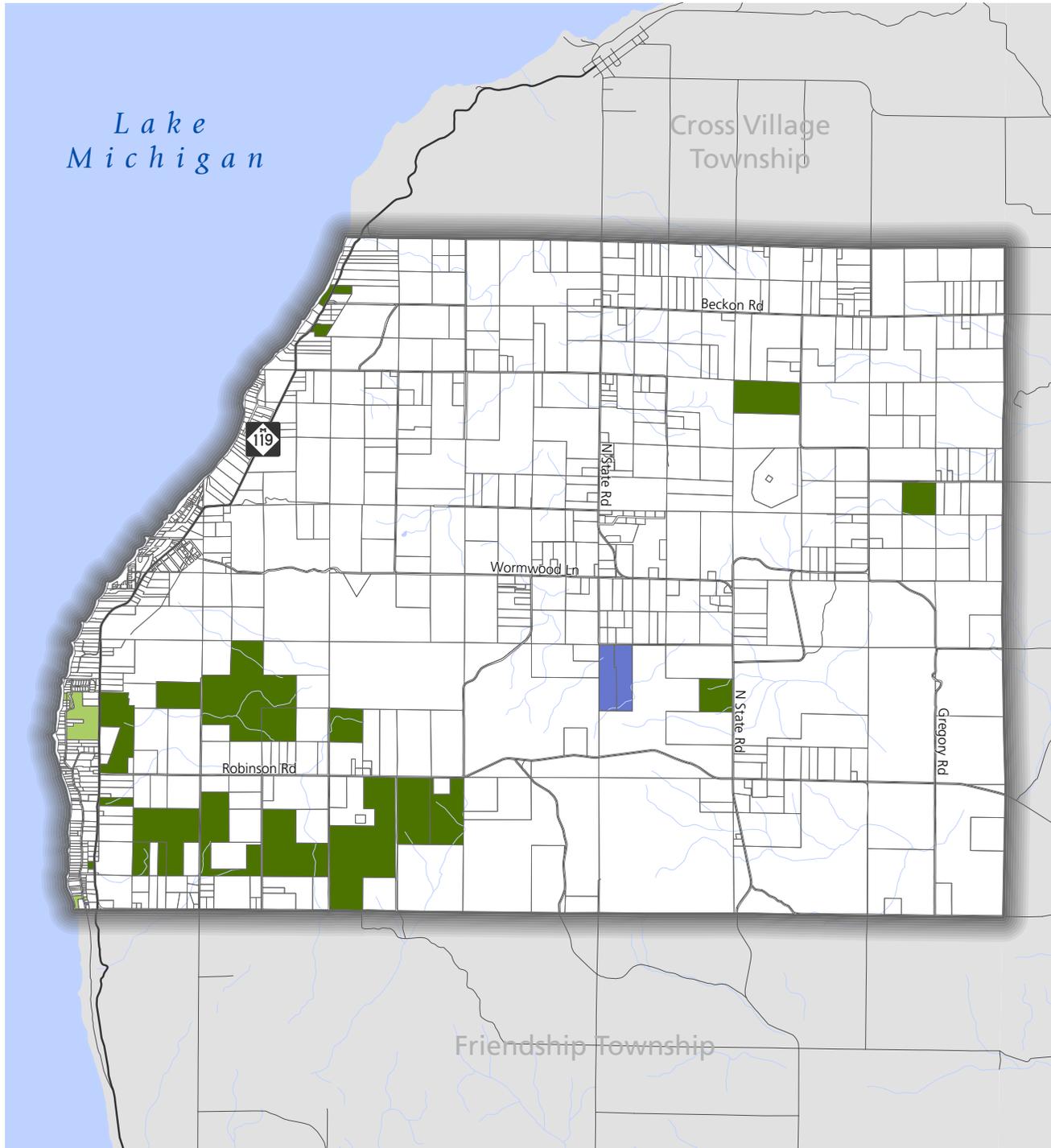
convenient and functional for everyone, enabling full participation in a community. Examples of universal design in a community include large print signage, ramps instead of stairs, curb cuts for wheelchair access, as well as strollers. Universal design has seven principles encompassing design for all:¹

- » **Principle 1: Equitable Use** - The design is useful and marketable to people with diverse abilities.
- » **Principle 2: Flexibility in Use** - The design accommodates a wide range of individual preferences and abilities.
- » **Principle 3: Simple and Intuitive Use** - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- » **Principle 4: Perceptible Information** - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- » **Principle 5: Tolerance for Error** - The design minimizes hazards and the adverse consequences of accidental or unintended actions.
- » **Principle 6: Low Physical Effort** - The design can be used efficiently, comfortably, and with a minimum of fatigue.
- » **Principle 7: Size and Space for Approach and Use** - Appropriate size and space is allotted for approach, reach and manipulation regardless of physical characteristics such as size or mobility.

Readmond Township Facilities

The following section details the facilities that Readmond Township owns, maintains, and operates.

Map 2: Public Park, Conservancy, & Tribal Properties



Readmond Township, Emmet County

Public Park, Conservancy, & Tribal Properties

Data Sources: State of Michigan GIS Open Data, Emmet County GIS, Emmet County Office of Equalization, Little Traverse Bay Band of Odawa



- | | |
|---|--|
| — State Roads | Land Ownership and Type |
| — All Roads | Readmond Township Park Property |
| — Rivers / Streams | Little Traverse Conservancy, Inc. |
| Lakes / Ponds | Little Traverse Bay Bands of Odawa Indians |

Map Date: 10/20/2025

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Readmond Township Hall & Fire Department



Readmond Township Hall and Fire Department.

<i>Location</i>	<i>Size (acres)</i>	<i>Accessibility Score</i>	<i>Classification</i>	<i>Amenities</i>
6034 Wormwood Lane	27 acres	5	Undeveloped Community Park	ADA Accessible Township offices, recycling drop off, parking lot, forested areas

The Readmond Township Fire Department, which is located next to Township Hall, has one of Emmet County's 12 recycling drop-off sites. The Township Hall is used for government offices, serves as an election precinct, and provides a meeting room used by the Township Board and other Township commissions and committees. Readmond Township does not offer curb-side recycling services; therefore, this property is popular for its location as one of Emmet County's recycling drop-offs. Behind the Township offices is more than 20 acres of undeveloped wooded area that is accessible to the public.

Recommendations

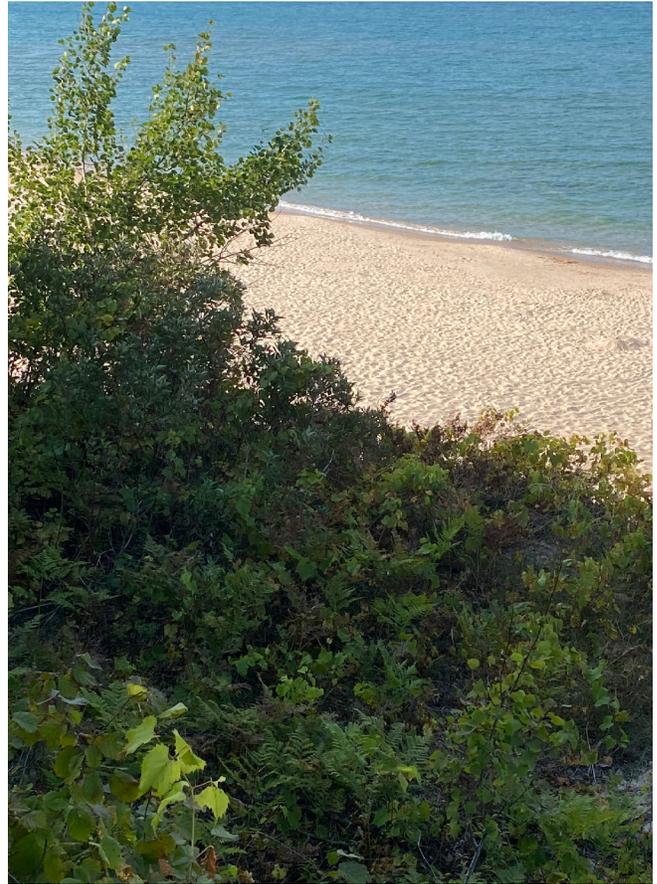
Township Hall is located on Wormwood Lane just off of State Road. The wooded area behind Township Hall is publicly owned but not used by the public. In the future, the Township may consider evaluating the property for potential hiking trails.

Additionally, it is recommended that a youth playground, with shelter and picnic tables be developed just west of Township Hall with access from the Township Hall parking lot.

Middle Village Park



Path in Middle Village Park.



View from Middle Village Park.

<i>Location</i>	<i>Size (acres)</i>	<i>Accessibility Score</i>	<i>Classification</i>	<i>Amenities</i>
101 N Lamkin Road	4.40	3	Community Park	Access to Lake Michigan, beach, St. Ignatius Catholic Church, Odawa Indian Cemetery,

Middle Village Park Beach is located along Lake Michigan in the southwestern corner of Readmond Township. The site includes the historic St. Ignatius Catholic Church and the adjacent Odawa Indian Cemetery, with beach access available via a pathway behind the church. In 1998, Readmond and Friendship Townships jointly acquired the lakefront property for public use, made possible through funding from the Michigan Natural Resources Trust Fund. Additional parcels across South Lamkin Drive were also purchased to provide visitor parking, improving access to the beach,

church, and cemetery. The landscaped parking area can accommodate up to 34 vehicles. Middle Village Park is open to the public for use year-round and is a designated access point along the Michigan Great Lakes Water Trails.

Recommendations

Recommended improvements include replacement of wood decking and stairs, and within the parking area, installation of a vault toilet, and historic interpretive signs which narrate the existence of Middle Village and Lamkin Drive.

Readmond Township Park



Walking Trail in Readmond Township Park.



Picnic table area in Readmond Township Park.

<i>Location</i>	<i>Size (acres)</i>	<i>Accessibility Score</i>	<i>Classification</i>	<i>Amenities</i>
N Lamkin Drive	41.4	3	Community Park	Grill, picnic area, small playground, and internal network of nature trails.

The 41.4-acre park features an internal trail system which extends from M-119 to the beach of Lake Michigan. It is primarily used for passive recreation such as walking, nature observation, and relaxation. The property provides beach access to Lake Michigan. Ongoing plans for the park include expanding the trail network to connect with nearby lands that are publicly accessible, including those managed by the Little Traverse Conservancy, Readmond Township, and the State of Michigan. Readmond Township Park is open and accessible for year-round use.

Recommendations

Recommended improvements focus on the beach access and property along M-119. Improvements at the beach area would include a vault toilet and new playground equipment. Park property along M-119 would include maintenance of the small, 4-car parking lot, which provides access to the internal trail network, new wayfinding signs, and replacement and installation of stairway(s) to navigate bluffs and steeper slopes within the park.

Recreation Facilities not Maintained by Readmond Township

The following list is of the public, quasi-public, and private facilities in the area around Readmond Township. These facilities are important destinations to Township residents for a variety of activities and attract visitors to the region as well, boosting the local economy.

Facilities in Readmond Township but not Maintained by the Township

The M-119 Tunnel of Trees Scenic Heritage Highway Route

The M-119 Tunnel of Trees Scenic Heritage Route runs 27 miles along the Lake Michigan coast between Harbor Springs and Cross Village. This span is designated as a Pure Michigan Byway (formerly known as a Heritage Route) because of its natural beauty and the community's commitment to its integrity.² The M-119 Tunnel of Trees Scenic Heritage Route Committee is comprised of representatives from West Traverse Township, Friendship Township, Readmond Township, Cross Village Township, and the Emmet County Lakeshore Association. The goals of the Committee include promoting the protection and preservation of the "Tunnel of Trees" corridor, assessing community plans to ensure alignment with the corridor management plan, and promoting enhancement projects that showcase the history of the corridor.

Facilities Managed by the Little Traverse Conservancy

The Little Traverse Conservancy (LTC) is a 501(c)3 nonprofit land trust dedicated to preserving the natural beauty and ecological diversity of northern Michigan. Since its founding in 1972, the Conservancy has protected land through permanent conservation easements, the establishment of nature preserves and working forest reserves, and partnerships with local governments. Its service area includes Emmet, Chippewa, Mackinac, Cheboygan, and Charlevoix counties, where it has secured permanent protection for more than 330 private properties and opened nearly 400 nature preserves and 38 working forest reserves to the public, offering over 120 miles of trails. By safeguarding these lands, the Conservancy helps maintain the region's scenic

character, support its resource-based economy, and foster public appreciation and understanding of the environment. The LTC manages more than 100 properties within Emmet County alone, the following is a list of properties managed by the LTC in Readmond Township:

- » Clark Family
- » Church Beach
- » Katherine G. Phelan and Orth Family Nature Preserve
- » Goodhart Farms Nature Preserve
- » Sheets/Burr
- » Mackinaw State Forest
- » Thomas C. Bailey Working Forest Reserve
- » Emmet 3 Working Forest Reserve
- » Emmet 4 Working Forest Reserve
- » Elmer Johnston Nature Preserve
- » Woody's Woods Working Forest Reserve
- » Koza Family Working Forest Reserve
- » Wortley Family Nature Preserve
- » Duncan C. Dobson, Jr. Nature Preserve
- » Rosen Family Nature Preserve
- » Scott Family Nature Preserve
- » North Country Trail

Recreation Facilities in Adjacent Communities

Throughout the surrounding communities, there are many recreational facilities. Due to the natural beauty in and around Emmet County, as well as the proximity of these locations to Readmond Township, it is likely that many of these locations are accessed by Township residents.

Harbor Springs

- » Zorn Park
- » City Beach
- » Ford Park
- » Harbor Springs Public Marina
- » Deer Park
- » Ottawa Stadium
- » Harbor Springs Tourist Park
- » Harbor Springs Municipal Park

- » Kiwanis Park
- » Blackbird Museum
- » Harbor Springs Public Schools Recreation Facilities

West Traverse Township

- » Thorn Swift Nature Preserve

Pleasantview Township

- » Boyne Highlands
- » Nubs Nob

Cross Village Township

- » Cross Village Boat Launch

Little Traverse Township

- » Petoskey Ice

Bliss Township

- » Sturgeon Bay Park

North Central Michigan College

- » Student and Community Resource Center

Regional Recreation Facilities

Mackinaw State Forest

A portion of the Mackinaw State Forest, managed by the State of Michigan, lies within Readmond Township, covering about 5,243 acres (roughly 26% of the Township's land area) primarily in its southern half. These forestlands are managed for timber production but remain open to the public for recreational activities, such as mountain biking, hiking, berry picking, cross-country skiing, snowmobiling, and hunting. In the winter, a private snowmobile club grooms trails within the state forest, which forms part of a larger connecting snowmobile loop system. In addition, approximately 390 acres in the Township hold commercial forest status and are owned by various private individuals and groups. While privately held, these lands are accessible to the public for limited recreational uses, including hunting and hiking.

North Country Trail

A segment of the 4,600-mile North Country Trail, which stretches from New York to North Dakota, passes through Readmond Township. In Michigan, the trail extends from the Ohio border to the western edge of the Upper Peninsula at Wisconsin. Within Readmond Township, it generally runs north-south along the eastern edge, entering at Section 36 near Palmer Road and continuing north to Section 11 along Rugged Road. The trail is open to the public for pedestrian, non-motorized use.

Wilderness State Park

Wilderness State Park is a 12,800-acre public recreation area along Lake Michigan, located five miles southwest of Mackinaw City in Emmet County. The park features 26 miles of shoreline, forested dune and swale complexes, wetlands, campgrounds, cabins, and over 30 miles of trails for hiking, mountain biking, cross-country skiing, and snowmobiling. A 10-mile segment of the North Country Trail passes through the park. In 2006, 4,492 acres were officially dedicated as a wilderness area, and in 2012, the park was designated a Michigan Dark Sky Preserve. Visitors can enjoy swimming, picnicking, fishing, and boating, making the park a year-round destination for outdoor recreation.³

Petoskey State Park

Petoskey State Park is a 303-acre public recreation area on Lake Michigan's Little Traverse Bay, located three miles northeast of Petoskey in Bear Creek Township. The park features a mile of sandy shoreline, two campgrounds, and hiking trails, including the Old Baldy Trail with panoramic dune views and the Portage Trail through wooded dunes. It is a popular destination for swimming, camping, and searching for Petoskey stones. The park connects to regional trails, including the Little Traverse Wheelway and the North Western State Trail. Pets are permitted in most areas but are prohibited along the lakeshore to protect piping plover habitat. The park is within the ancestral homelands of the Little Traverse Bay Bands of Odawa Indians, historically known as Kegomic.⁴

Headlands International Dark Sky Park

Headlands International Dark Sky Park, locally known as The Headlands, is located north of Readmond Township near Mackinaw City. An International Dark Sky Park is a location, either publicly or privately owned, recognized for its exceptional quality of starry nights and nocturnal environment. These parks are protected for their scientific, natural, educational, or cultural value, and for public enjoyment, with a focus on minimizing light pollution.⁵ While the park is open 24 hours a day, all year, it is not intended as a place for camping.



Headlands Internation Dark Sky Park

Sources

- 1 UC Berkeley, Disability Access & Compliance, Universal Design Principles, 7-29-2025, dac.berkeley.edu/services/campus-building-accessibility/universal-design-principles
- 2 Networks Northwest, M-119 Tunnel of Trees Historic Heritage Route, 8-3-2025, nwm.org.
- 3 Michigan Department of Natural Resources, Wilderness State Park, 8-5-2025, <https://www.michigan.gov/recsearch/parks/Wilderness>
- 4 Michigan Department of Natural Resources, Petoskey State Park, 8-5-2025, <https://www.michigan.gov/recsearch/parks/petoskey>
- 5 Dark Sky, International Dark Sky Places, 8-5-2025, <https://darksky.org/what-we-do/international-dark-sky-places/>

Natural Features

Readmond Township covers 31 square miles and is generally rectangular in shape. Its landscape features a rich mix of hardwood and conifer forests, rolling hills, wetlands, intermittent streams and springs, farmland, and steep Lake Michigan shoreline bluffs. These natural resources are central to the Township's identity and appeal. While their beauty attracts residents and visitors, development can threaten the very qualities that define the area. Historically, forests were harvested for timber, farmland was cleared, and Lake Michigan served as the primary transportation route. Today, the area's scenic and ecological richness supports a range of recreational opportunities but also draws interest for residential development, often in environmentally sensitive locations. Without careful planning, unmanaged growth could compromise key natural assets, including the Township's rural character, farmland, woodlands, water features, and scenic views. As more people are drawn to the area, it is essential to strike a balance between conservation and development to protect Readmond Township's environmental integrity for the future.

Beyond the importance of just protecting all of these features, they are also central to the foundation for a wide range of outdoor recreation opportunities. These landscapes support hiking, birdwatching, kayaking, fishing, and scenic driving, making them vital to the community's quality of life and appeal to visitors. The area's natural beauty enhances the experience of recreational activities and contributes to the local economy through tourism. However, as development pressures increase, protecting these natural assets becomes

essential to sustaining the Township's recreational offerings. Ensuring that growth is balanced with conservation will help preserve the environments that make outdoor recreation possible and enjoyable for future generations.

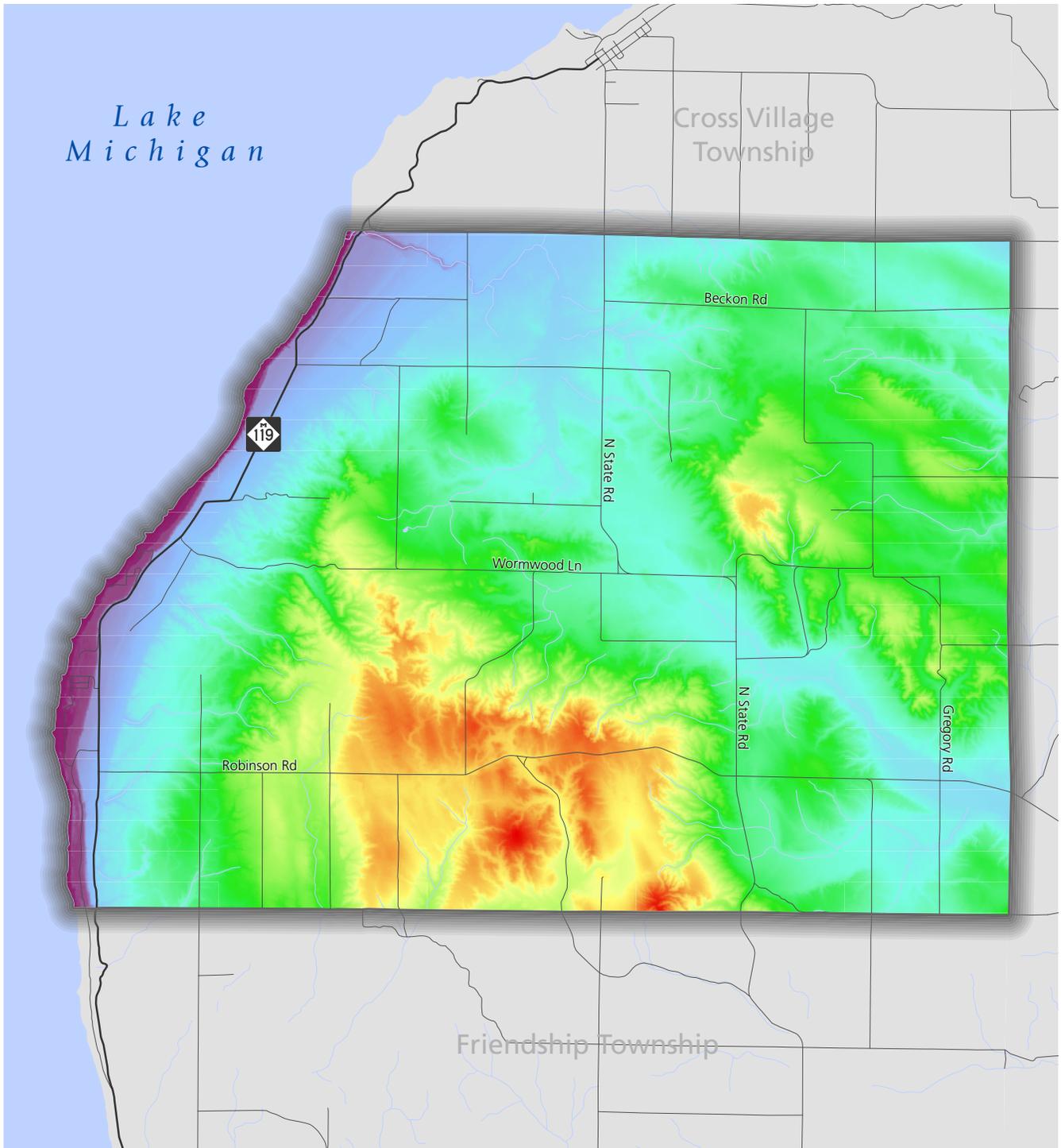
Forests

Forests in Readmond Township contribute significantly to the community's environmental health, character, and recreational opportunities. They support sustainable timber production, help control soil erosion and flooding, recharge groundwater, and improve surface water quality. Forests also serve as vital habitat for wildlife, provide aesthetic and cultural value, buffer noise, moderate climate, reduce air pollution, and offer year-round opportunities for outdoor recreation such as hiking, hunting, and birdwatching.

Surface Water Resources

Lake Michigan, forming Readmond Township's western boundary, is the Township's most prominent surface water feature, offering over five miles of shoreline. Although access is limited in some areas due to steep bluffs, the shoreline is highly valued for its scenic beauty, expansive views, recreational potential, and desirable home sites. While the Township does not have inland lakes or major rivers, it contains many intermittent streams and seeps that contribute to local hydrology and support ecological diversity. These water features, combined with the shoreline, are integral to recreation and environmental health in the community.

Map 3: Topography



Readmond Township, Emmet County

Topography

Data Sources: State of Michigan Geographic Data Library, Emmet County GIS, Esri Basemap

-  State Roads
-  All Roads
-  Rivers / Streams
-  Lakes / Ponds



Geologic and Topographic Setting

Topography refers to the elevations, relief features, and surface conditions of a geographic area. For the purposes of this chapter, steep slopes refer to the Lake Michigan bluff. Subsurface “hydrogeology” is defined as the science of how water is distributed throughout the soil and rocks under the Earth’s surface. The dynamics of these natural forces working together form a particularly unique and sensitive natural system along the Lake Michigan shoreline within Readmond Township.

As noted above, Lake Michigan forms the five-mile western boundary of Readmond Township. Perhaps nowhere else in Emmet County is the shoreline as dramatic as it is in Readmond Township (as well as contiguous portions of Friendship and Cross Village Townships). The bluffs exist up to 160 feet above Lake Michigan’s ordinary high-water mark of approximately 580 feet above mean sea level, and in some instances the bluffs are located within just a few feet of the Lake. These bluffs make access to the shoreline difficult at best in most locations within Readmond Township. There is very little sand dune formation within Readmond Township, unlike other areas of Emmet County.

The top of the bluff along Lakeshore Drive (M-119) provides panoramic views of Lake Michigan and the Beaver Island archipelago. Until recently the view to the Lake was mostly unimpeded by built structures, as most of the homes in this five-mile stretch of scenic highway were located on the landward side of M-119 and opposite the lakeshore. It can be accurately said that this shoreline bluff is one of Readmond Township’s most sensitive environmental features, due to the steep slope, the sub-surface hydrogeology (underground movement of groundwater), the soil composition, and the potential for erosion. Extreme care must be taken when disturbance of any kind occurs in this area because of these natural features.

The subsurface of a considerable portion of the bluff face in Readmond/Friendship Townships is composed of thick glacial deposits consisting of pinkish-brown “glacial till.” Till consists of unsorted clay, silts, and sands deposited directly by glacial ice. Embedded within this till are thick alternating layers of clay, sand and gravel. Sand and gravel sequences contain significant amounts of groundwater, resulting in the gradual removal of the bluff surface by seeping groundwater along bluff faces.¹

These bluffs were formed by the work of ice and water during the last glacial age – i.e., the Wisconsinan approximately 14,000 years ago. During glacial advances, “glacial till” or the unsorted assemblage of clay, silts, gravels, and boulders, was laid down beneath and along ice fronts. Clays settled out in relatively still melt/backwaters, and thick sands were sorted by prevailing strong winds off ice margins in near shore environments and glacial outwash plains. Consequently, Readmond, Friendship and Cross Village Townships’ bluffs formed as alternating sequences of till and “lacustrine” or lake clays, sands, and gravels. During the waning of this glacial period, ice up to two miles in thickness periodically blocked Lake Michigan’s discharge through the Straits of Mackinac while contributing huge amounts of melt water into the Lake, forcing the cutting of new discharge outlets through Chicago and North Bay, Ontario. Importantly, with advancing and receding glaciers during this period, Lake Michigan’s level varied dramatically (up to 60 feet higher and 15 feet lower than today’s average Lake Michigan level) over geologically short time periods. At higher lake levels, the bluffs were periodically wave-cut, resulting in the undermining of the bluff face and formation of extremely steep- and eventually forested-slope faces. Table 5-1 summarizes ancient levels of Lake Michigan during the Wisconsin glacial age.

Another important consideration of this sensitive shoreline feature is groundwater (or the sub-surface hydrology). As a result of the highly porous and highly permeable surface soils in the area, most portions of Readmond (and Friendship) Township are devoid of any permanent surface water features such as lakes or rivers. The primary transport route for rainwater and snowmelt is downward by means of infiltration through the soil into the water table or groundwater. There are numerous intermittent streams within Readmond Township that are known to sustain flow under certain conditions or at certain times of the year. In some locations, perennial streams exist that then disappear below the land’s surface, illustrating the connection between surface and groundwater as a single resource in the area.

This is especially true when spring snowmelt and high precipitation events increase groundwater discharge along the lake bluff, adding weight and/or lubrication between clay, till, and sandy strata

(called inter-grain contacts). These factors combine to contribute to slope instability and occasionally result in bluff failure or slumps. The map titled, "Environmentally Sensitive Areas," illustrates several areas relating to Readmond Township topography, soils, Lake Michigan shoreline, and wetlands that should be considered during property development. Blue lines on this map represent both intermittent and perennial streams, many of which sink into the ground and "disappear." As featured on the map, there are several such "disappearing streams" near M-119, which ultimately discharge along the bluff face or at the beach. The behavior of these streams summarizes the general hydrology of the area: i.e., that there is a tremendous volume of water moving through the subsurface of the area that is invisible to the eye, and which water discharges along the bluff face in the form of seeps, seep faces, and springs. These porous lenses backed by substantial hydraulic pressure create inherently unstable conditions, even without human intervention. This is due in large part to the geologic composition of the bluff face.

Threats to Steep Slopes

The following combination of factors creates the potential for bluff erosion and sedimentation into Lake Michigan including slumps and mass wastage along bluff faces; an inability of soils to provide substantial infiltration; and increased storm water runoff and flooding. Also, the removal of forest cover, shrubs, and or groundcover can greatly accelerate the potential for erosion. Additionally, erosion and sedimentation can degrade the quality of the surface water, if not controlled or stopped.

To better understand the threats to steep slopes and to guide future slope development, the Emmet County Planning Commission worked during 2003 with an Ad Hoc Bluffs Planning Committee to research the geology, hydrology, and geologic history of bluffs along Lake Michigan, and to make recommendations for the prevention of future slumps.

Emmet County passed a shorelines area bluff overlay ordinance in 2003, in part, prohibiting grading and construction of the "Algonquin Bluff" without engineering plans and a Zoning Board of Appeals determination that no prudent alternative exists. The remodeling and reconstruction of existing homes is allowed within the same building footprint within the bluff zone. The ordinance also

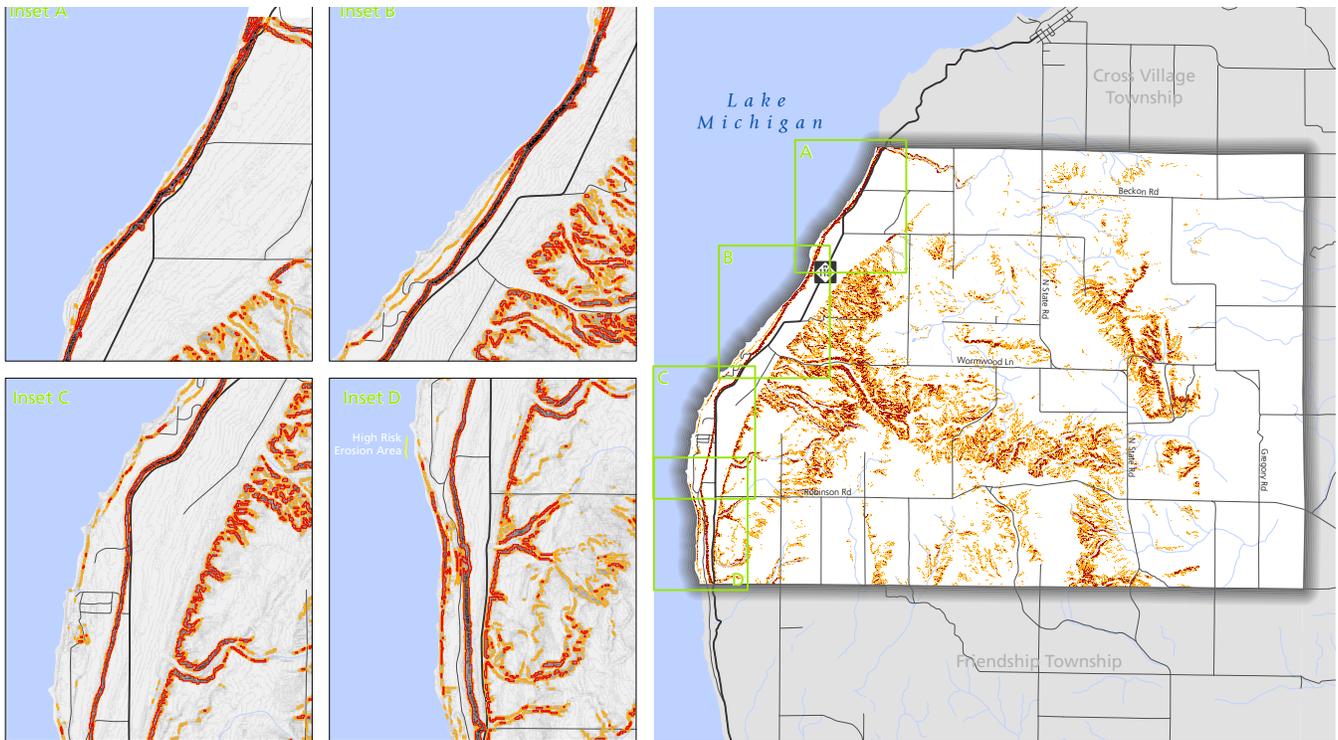
requires that a site plan, environmental impact statement and engineer's certification accompany any proposed construction or grading plan within this zone. The bluff overlay zone includes areas within 15 feet of the top and toe of the regulated bluff. The bluff top is defined as that area in which the slope increases to 33% or more, and the toe of the bluff is defined as that area within which the bluff slope decreases to less than 33%. Stairways, remodeling, existing driveways, and utilities are exempt from the ordinance. The regulated bluff runs throughout the shoreline of Readmond Township. Readmond Township is committed to working with landowners and other governmental entities to protect sensitive bluffs and water resources through property use and development. High water levels occurring in 2013-2019 impacted several developed properties located within the bluff overlay zone resulting in erosion of the slope, structure settlement, and loss of shoreline.

The construction of new homes and structures in bluff areas may pose threats to other resources as well. Public infrastructure can be adversely impacted when roadways cave and greenbelts within the road right of ways are degraded. Additional demands may be placed on emergency services such as police, fire, and ambulances that may require specialized equipment to reach residents in need of services. Emergency services personnel may be called upon to risk their lives to assist those in need of help in homes on bluff faces. The potential impact and additional demand on public infrastructure and personnel should also be considered.

Other Topographic Township Features

Readmond Township also has noteworthy topographic features present in the non- lakeshore areas. For example, anyone riding down West Robinson Road has experienced the exhilaration of the rolling landscape in Readmond Township. These hillsides contribute to the striking rolling rural character, gorgeous scenic views, and endless recreational opportunities. They are also environmentally sensitive features which can be damaged by development, unless good planning principles are undertaken and adhered to. The Township's highest hills, such as Island View Hill, rise to nearly 1,100 feet above sea level, an increase of 520 feet above Lake Michigan's average level. The topography of the remainder of the

Map 4: Steep Slopes



Readmond Township, Emmet County

Steep Slopes

Data Sources: State of Michigan Geographic Data Library, Emmet County GIS, Esri Basemap



B R I
Beckett&Raeder



Fall colors in Readmond Township.

Township rolls from hill to valley to hill. In addition, a series of old shoreline terraces run parallel to the shoreline. Teardrop shaped, glacially sculpted hills, called “drumlins,” exist throughout Readmond Township.

Airsheds

Due to the complex topography within the Township, air movement can be hindered by its geographic features. Air sheds are a specific volume of air comprising a geographic area that due to topography, climate and/or weather is often affected by the same air mass. Air sheds share issues of development related to terrain, meteorology, and emissions. Unlike watersheds, air sheds are dynamic in geographic extent and volume; The volume of air that constitutes an airshed for any given period depends on weather and emissions. Air shed dimensions and boundaries may be highly variable geographically because air can move uphill or up slope in the terrain and spill into a nearby topographic basin. Understanding how an airshed works can influence farming, especially cherry and apple orchards, and vineyards. Cold air tends to settle in lower elevations and if the avenues to move the colder air are impeded then the likelihood of frost damage increases.

Endangered Species

According to the Michigan Department of Rural Development there are ten (10) endangered species identified for Emmet County.² These are listed in the table titled, “Endangered Species in Emmet County.”

Fish and Wildlife

Fish and wildlife are abundant in Readmond Township. It is common to see whitetail deer, wild turkeys, coyote, fox, grouse, raccoons, striped skunk, beaver, bobcat, partridge, woodcock, red fox, snowshoe hare, squirrels, opossum, eastern cottontail, porcupines, mink, black bear, and weasels in the Township. Residents also express interest in viewing and preserving habitat for elusive species such as badger, pine marten, gray fox, lynx, as well as species historically extirpated from Readmond Township including gray wolf, fishers, and cougars.

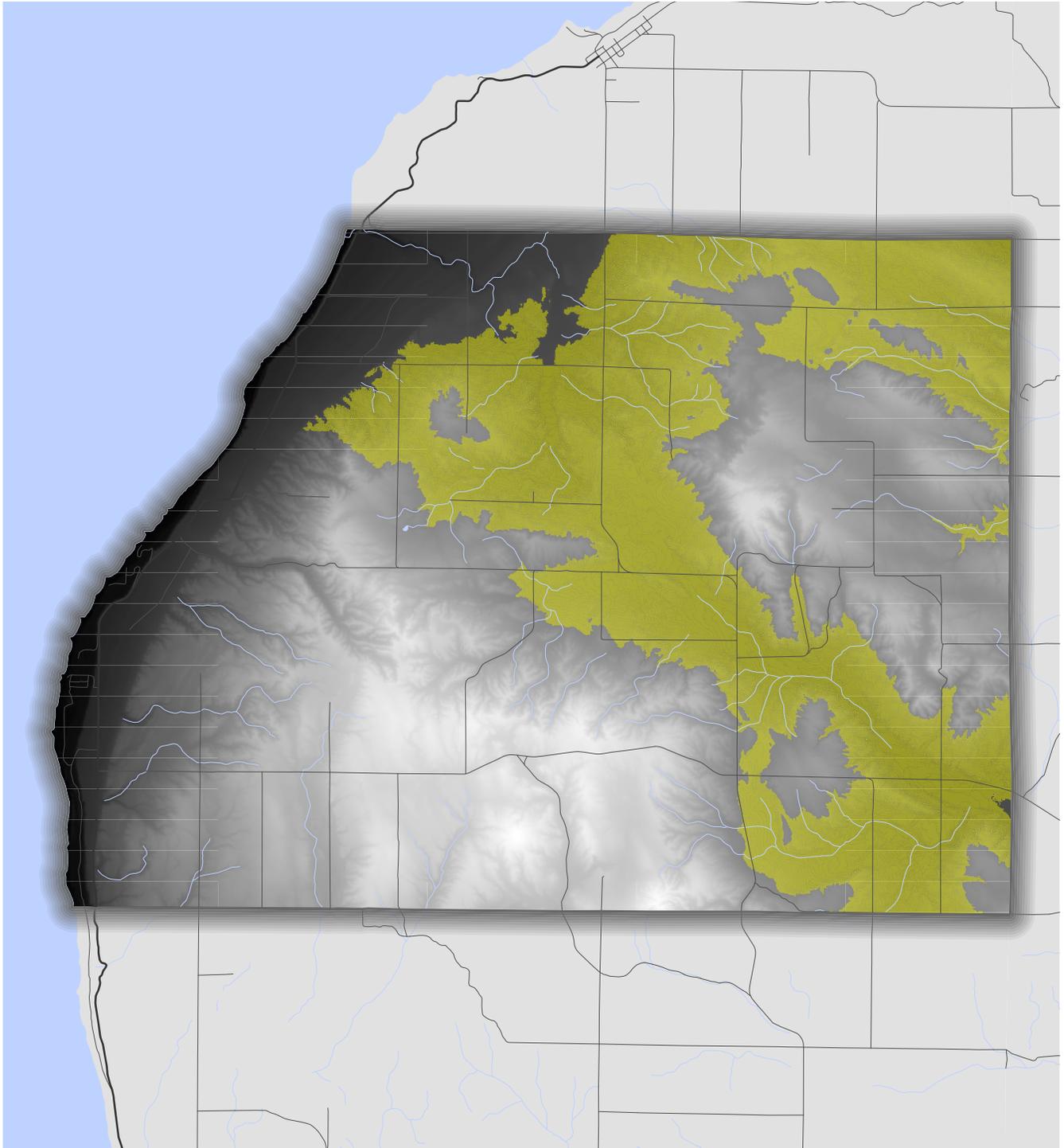
Fishing on Lake Michigan is an important recreational activity enjoyed by residents, visitors, North American Indians, as well as commercial fishermen. However, Readmond Township lacks a marina or put-in point for large boats. Nearby Cross Village and Harbor Springs do possess these facilities.

Table 5: Endangered Species in Emmet County

<i>Scientific Name</i>	<i>Common Name</i>	<i>Type</i>	<i>Last Observed</i>
Rallus elegans	King rail	Bird	1949
Bombus affinis	Rusty-patched bumble bee	Insect	1964
Galearis rotundifolia	Small round-leaved orchis	Plant	1981
Lanius ludovicianus migrans	Migrant loggerhead shrike	Bird	1981
Coregonus zenithicus	Shortjaw cisco	Fish	1998
Sagittunio nasutus	Eastern pondmussel	Mussel	2018
Brychius hungerfordi	Hungerford’s crawling water beetle	Insect	2019
Charadrius melodus	Piping plover	Bird	2019
Mimulus michiganensis	Michigan monkey flower	Plant	2022
Vertigo nylanderi	Deep-throat vertigo	Snail	Historical

Source: Michigan Department of Rural Development

Map 5: Airsheds



Readmond Township, Emmet County **Airsheds**

Data Sources: State of Michigan Geographic Data Library, Emmet County GIS, Esri Basemap

-  State Roads
-  All Roads
-  Rivers / Streams
-  Lakes / Ponds
-  Airshed



The viewing of wildlife is an important component of the quality of life in Readmond Township. There are several state and federally protected species that are commonly found along the Lake Michigan shoreline including piping plover, pitcher's thistle, dwarf lake iris, bald eagle, and osprey.

Wetlands

Readmond Township is home to other water resources, such as wetlands. Michigan's Part 303: Wetland Protection Act, P.A. 451 of 1994, as amended, [MCL 324.30301 et seq.] defines wetlands as "land characterized by the presence of water at a frequency and duration sufficient to support, and under normal conditions does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or a marsh."

A few large wetland areas are in Readmond Township, most of which possessed intermittent streams running through them. The Township's largest wetland complex exists within the northwest portion of Readmond Township within Section 16 and drains to the north, parallel to State Road and ending west of Beckons Corners. Other wetland complexes exist near Good Hart, and along M-119 Highway, north of Island View Road. A very large, regionally significant wetland complex exists east of Readmond Township, draining to the north from Pleasant View Township, through Center

Township and to South Bliss Township within the Larks/Wycamp Lakes drainage system. Wetlands are unique, sensitive resources that provide wildlife habitat, protection of drinking water aquifers, filtration of pollutants from surface water runoff, recreational value, and help in the prevention of flooding. Wetlands are biologically diverse and are wonderful places to observe plants and animals in their natural habitat. See Readmond Township Wetlands Map below for wetland locations, intermittent streams, and watershed boundaries located in Readmond Township.

Scenic Viewsheds

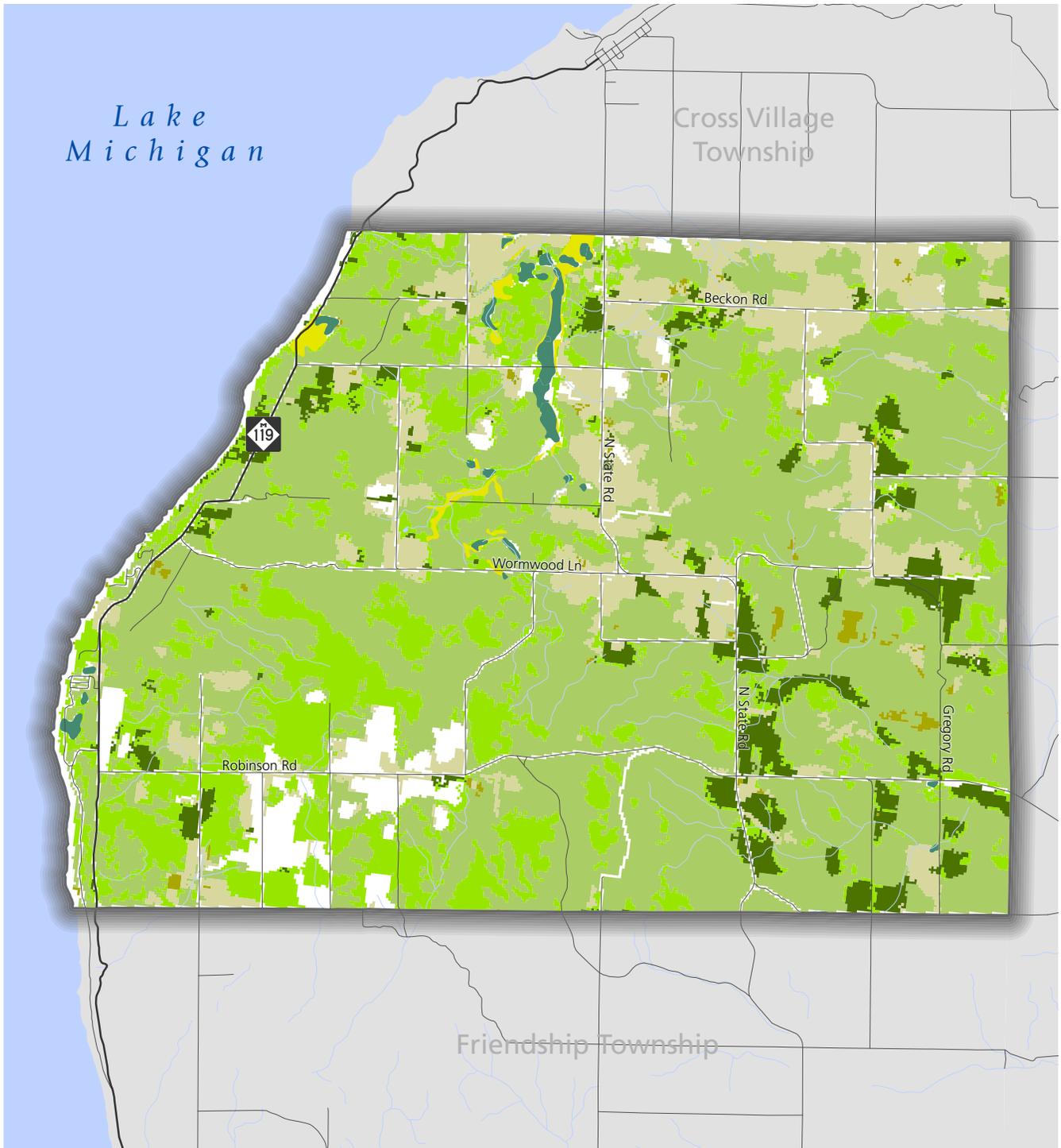
A "viewshed" is often used to describe views encompassing multiple directions and varied distances. A 2008 resource inventory within Readmond Township as part of the M-119 Heritage Highway Management Plan identified three scenic viewsheds from public thoroughfares, including an excellent view of Lake Michigan to the west from M-119 Highway above St. Ignatius Church; woods views along M-119 Highway corridor within 1,300 feet of frontage through the Edwin F. Hulbert Preserve near the Readmond Township Beach; and the quaint and historic Good Hart Village as a destination along the M-119 Heritage Route.

The Township provides viewsheds to the west, southwest, southeast, and northeast along Beckon Road, between North State and Rugged Roads; to



Tunnel of Trees.

Map 6: Wetlands



Readmond Township, Emmet County Sensitive Features

Data Sources: State of Michigan Geographic Data Library, Emmet County GIS, Esri Basemap

- | | | |
|--------------------|------------------|---------------------|
| — State Roads | Deciduous Forest | Forested Wetland |
| — All Roads | Evergreen Forest | Restorative Wetland |
| — Rivers / Streams | Mixed Forest | |
| Lakes / Ponds | Shrub/Scrub | |
| | Grassland | |



the southwest and southeast at the intersection of Beckon and Rugged Roads; to the northeast at the east end of Island View Road; to the southeast and southwest along Island View Road, at the intersection and just west of North State Road; to the west just south of the intersection of Island View and North State Road; to the south-southeast and south-southwest within the center of Section 14 along Rugged Road; to the south at the intersection of Rugged and Van Roads; to the north along Van Road within the northeast corner of Section 23; to the west along Rugged Road within the center of the eastern Section 25; to the east along Robinson Road at the boundary between the eastern Section 25 and 26; to the southeast from Robinson Road descending a large hill within Section 27; generally to the south from Robinson Road within Section 35; to the south-southwest from the intersection of N State and Johnson Hill Roads along the boundary between Sections 22 and 23; to the south-southwest along Wilderness Road along the boundary between Sections 28 and 29; to the south along Vorce Road within Section 17; to the west over Lake Michigan from Middle Village Road approximately ½ mile east of M-119 Highway; and to the west overlooking Lake Michigan from Church Road within the western Section 25.

Although specific economic value is difficult to ascribe to viewsheds within Readmond Township,

it is acknowledged that real estate values are dramatically increased if they possess aesthetically pleasing views, and that many tourists traveling to and through Readmond Township each year enjoy viewing its rural character, natural setting, forests and seasonal color, historic and cultural resources, and panoramic vistas.

Summary of Findings

Readmond Township is endowed with rich natural and scenic resources. As the Township's population increases and there are growing demands for access to the Township's stock of raw materials and its unique natural resource areas, it will be more important to find balance between development pressure and resource protection. The results of a recent community survey indicated residents want to maintain the Township's rural character, preserve natural resources yet allow for managed growth and access to the quality of life those valued resources offer. This chapter analyzed the characteristics and threats to the environmental quality and different natural resources that make up Readmond Township. Township residents are aware that, lacking voluntary protection, environmentally sensitive areas and quality are vulnerable to significant alteration or destruction. Furthermore, absent well-crafted, enforced, and applied regulation, natural and scenic resources are also at risk.

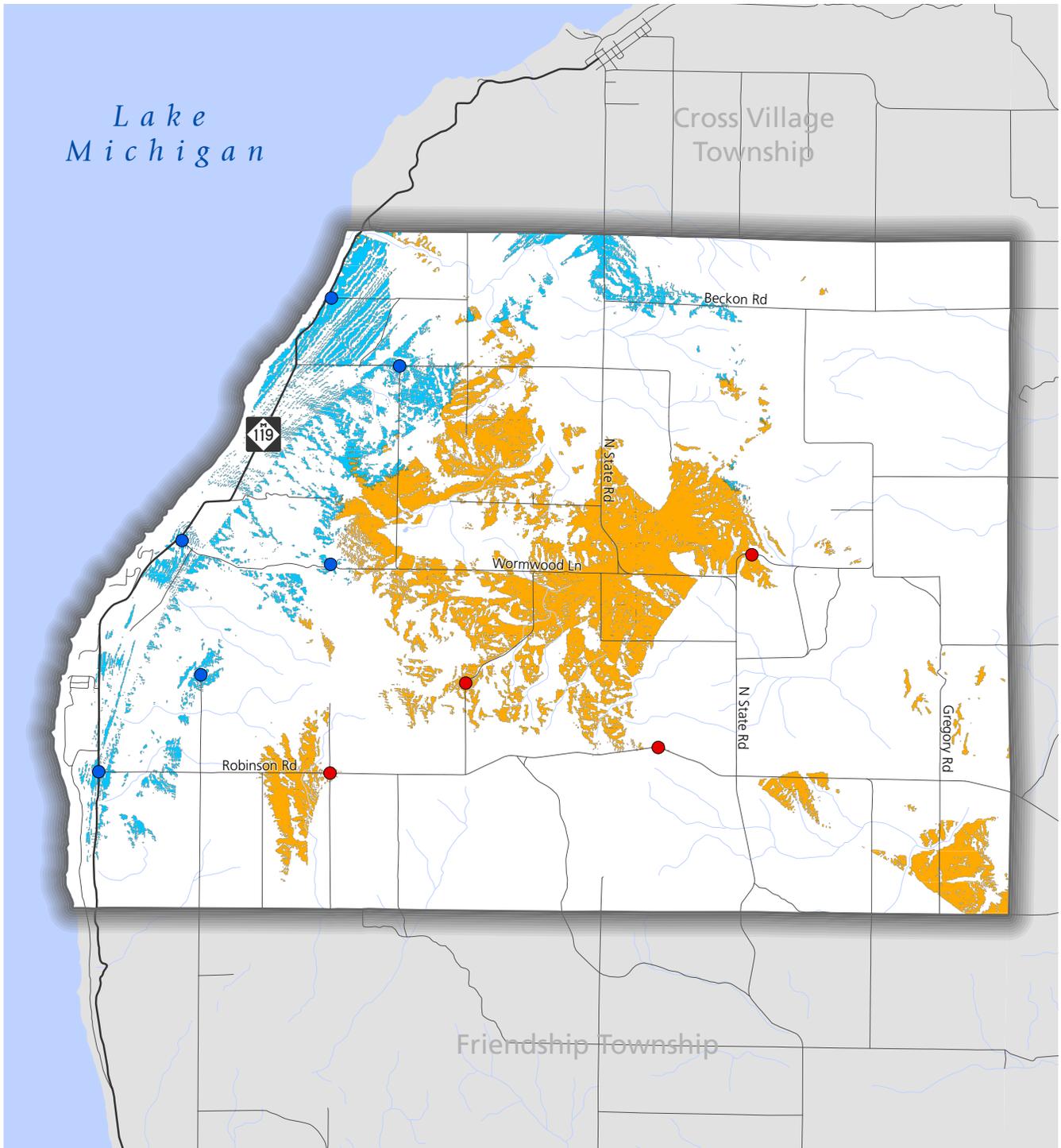


Forested Ridge Line along M-119 near Robinson Road.

Sources

- 1 Schaetzel, Randall, Ph.D., Final Report: Geomorphological Aspects of Bluff Stability along a part of the Lake Michigan Coast in Emmet County, Department of Geography, Michigan State University, August 2, 2002
- 2 County Element Data, Michigan State University Extension, Michigan Department of Rural Development, <https://mnfi.anr.msu.edu/resources/county-element-data>

Map 7: Viewsheds



Readmond Township, Emmet County Viewsheds

Data Sources: State of Michigan Geographic Data Library, Emmet County GIS, Esri Basemap

- State Roads
- All Roads
- Rivers / Streams
- Lakes / Ponds
- Water Viewing Point
- Water Viewshed
- High Topographic Viewing Point
- Viewshed





Woody's Woods Working Forest Reserve, Little Traverse Conservancy.

Planning Process

Approach

As part of the planning process, the Readmond Township Planning Commission, who is guiding the preparation of the recreation plan, decided to use survey from the 2024 winter tax bill community survey, supplemented with a community open house to gather public input.

In addition to these methods, plan preparation is also using a technique known as “geofencing” to obtain visitor and destination data within a defined geographic location to estimate visitor trips and their respective destinations. Geofencing is a technology that creates a virtual boundary around a real-world geographic area using GPS, RFID, Wi-Fi, or cellular data. When a device (like a smartphone) enters or exits this boundary, it can trigger a predefined action—such as sending a notification, tracking movement, or enabling/disabling certain features.

Community Open House (09-22-2025)

As noted in the Community Profile, Readmond Township has a population of 560 year-round residents, not including seasonal residents. In 2023-24, the Township prepared a Community Master Plan and utilized an internet-based survey to garner resident input. The survey was introduced through the 2023-24 winter tax bill in an effort to solicit feedback from both year-round and seasonal property owners.

When asked which topics should be prioritized in the master plan, rural character, views of farms and forests, and public parks and beaches rated the highest. Other notable findings were concerns about traffic safety and access management along M-119 (“the Tunnel of Trees”).

As a prelude to the parks and recreation master plan, the Township sponsored an Open House on September 22, 2025, at Township Hall, which was advertised in the Harbor Light newspaper, a local newspaper with general and digital circulation in the Township, over two weeks.

Readmond Township Residents

Readmond Township is in the process of preparing a 5-Year Parks and Recreation Plan and would like to engage Township residents and property owners to solicit their desires and expectations for recreation facilities and services.

A community Open House is scheduled for
September 22, 2025
6:00 - 7:00 PM
 Readmond Township Hall
 6034 Wormwood Lane
 Harbor Springs, MI

Readmond Township
 Parks and Recreation Survey
<https://www.surveymonkey.com/r/ReadmondPR>



Twelve individuals attended the open house. Some of the attendees were members of the M-119 Tunnel of Trees Scenic Heritage Route Committee. This committee is composed of representatives from West Traverse Township, Friendship Township, Readmond Township, Cross Village Township, and the Emmet County Lakeshore Association. Much of the discussion centered on M-119 and the need for designated and signed restroom facilities. Throughout the year, but especially in the Fall, M-119 accommodates many visitors who travel the route between Harbor Springs and Cross Village to see the fall colors and take in the outstanding views of Lake Michigan. The Readmond Township Planning Commission has been discussing the

need for a defined rest stop along the route to accommodate visitors. However, some open house attendees expressed alternative views on such a project, suggesting that private venues, such as Pond Hill Farm, could be suitable for this use. Citizens attending the Community Open House also presented to the Planning Commission a petition signed by 123 residents requesting that the Readmond Township Park (Preserve & Reserve) retain in its existing state with no other facilities added to the park.

Public Forum (10-27-2025)

At the October 27, 2025 Special Joint Meeting of the Township Board and Planning Commission, residents attended to continue the discussion regarding the need to resolve parking and access issues at the intersection of M-119 and Robinson Road. This area is considered Readmond Township’s business district and it is comprised of the Good Hart Store and several other small buildings that house art galleries, gift items, and merchandise. Attendees agreed that an off-street parking area with restrooms, picnic area, and wayfinding signs introducing area parks and nature preserves would be beneficial compared to present conditions.

The M-119 / Robinson Road intersection serves as the hub for the small, unique rural business district and gateway to Township Parks, historic sites, and several Little Traverse Conservancy properties.



Primitive Images adjacent to Good Hart Store.



A Studio adjacent to Good Hart Store.



Good Hart Store on M-119 near Robinson Road Intersection.

Public Forum (11-24-2025)

On November 24, 2025, the Readmond Township Planning Commission convened its regular monthly meeting to discuss the draft of the Parks & Recreation Plan. Fourteen (14) residents, most of whom live around the Good Hart area, were in attendance to voice their opinions on potential park improvements along M-119. Their concerns were focused on improvements proposed for Readmond Township Park. Specifically, adjacent property owners opposed any further development of the park, especially its use as an expanded parking lot and the installation of rest facilities. Residents felt that such a development on the 40-acre site would encourage more traffic in the Good Hart area. There were also discussions about the purchase of a parcel on the east side of M-119 near the Good Hart area for a rest area and park that would accommodate visitors/tourists, and users of the various reserves and preserves. Members of the Planning Commission discussed the long-standing pedestrian and traffic issues in this area, high speeds, lack of defined parking, and unavailability of rest facilities. The Planning Commission also informed the audience that the draft plan would be available for review and comment for 30 days and encouraged residents to leave comments on the project website.

Public Hearing (01-xx-2026)

Visitorship and Characteristics

During the period from September 1, 2025, to October 20, 2025, data was collected via a “geofence,” a virtual geographic boundary defined by GPS or RFID technology along M-119 between Robinson Road and Lamkin Road. The purpose of this analysis is to provide insights into the magnitude of visitorship to this location and the characteristics of visits. This analysis uses anonymous data to protect the privacy of visitors and residents. It uses statistical extrapolation to establish a sound baseline of where the area stands today, compare how it stood in the past, and provide a monitoring tool to measure future successes and opportunities. Note that these extrapolated numbers are based on different patterns and methodologies than those of road counters, gate counters, staff observation, or assumptions based on historical studies, so counts may differ from those calculated from other modalities. Typically, this report has an accuracy of +/- 3-5 percent, depending on the number of people visiting the study area.

The full analysis is included in the Appendix; however, a summary of key data points is outlined below.

- » Weekly visits within the study zone between 09-01-2025 and 10-18-2025 varied between 10,000 to 15,000.
- » After this time, weekly visits dropped to 3,000.
- » Hourly visits are the greatest between 11 AM and 3 PM.
- » 61% of visits last less than 30 minutes; however, 10% last over 150 minutes.

Table 6: Visits to Good Hart Location

Total Visits During Study Period	86,500
Unique Individual Visits	50,100
Average Visits Per Individual	1.73

- » Over 40% of visitors come from 101 to 250 miles away.
- » Over 11% of visitors come from 250+ miles.
- » 58% of visits are one-time visits, and 42% are repeat visits.

The analysis confirms the popularity associated with the Tunnel of Trees and the unique Good Hart business and arts/crafts district. Its success is a result of its location and natural setting, statewide and national exposure through the Pure Michigan campaign, and promotional materials at regional visitor centers throughout the State. As such, there is shared responsibility among public agencies to enhance the visitor experience and provide accessible, safe infrastructure. Leveraging the popularity of the Tunnel of Trees and the Good Hart district, along with the availability of parkland, preserves, and reserves, would create a wonderful experience for in-state and out-of-state visitors. These facilities would include adequate off-street parking, restroom facilities, visitor information, interpretive signs, picnic area, and access trails and compliant pedestrian crossings.

The Value of a Recreation System

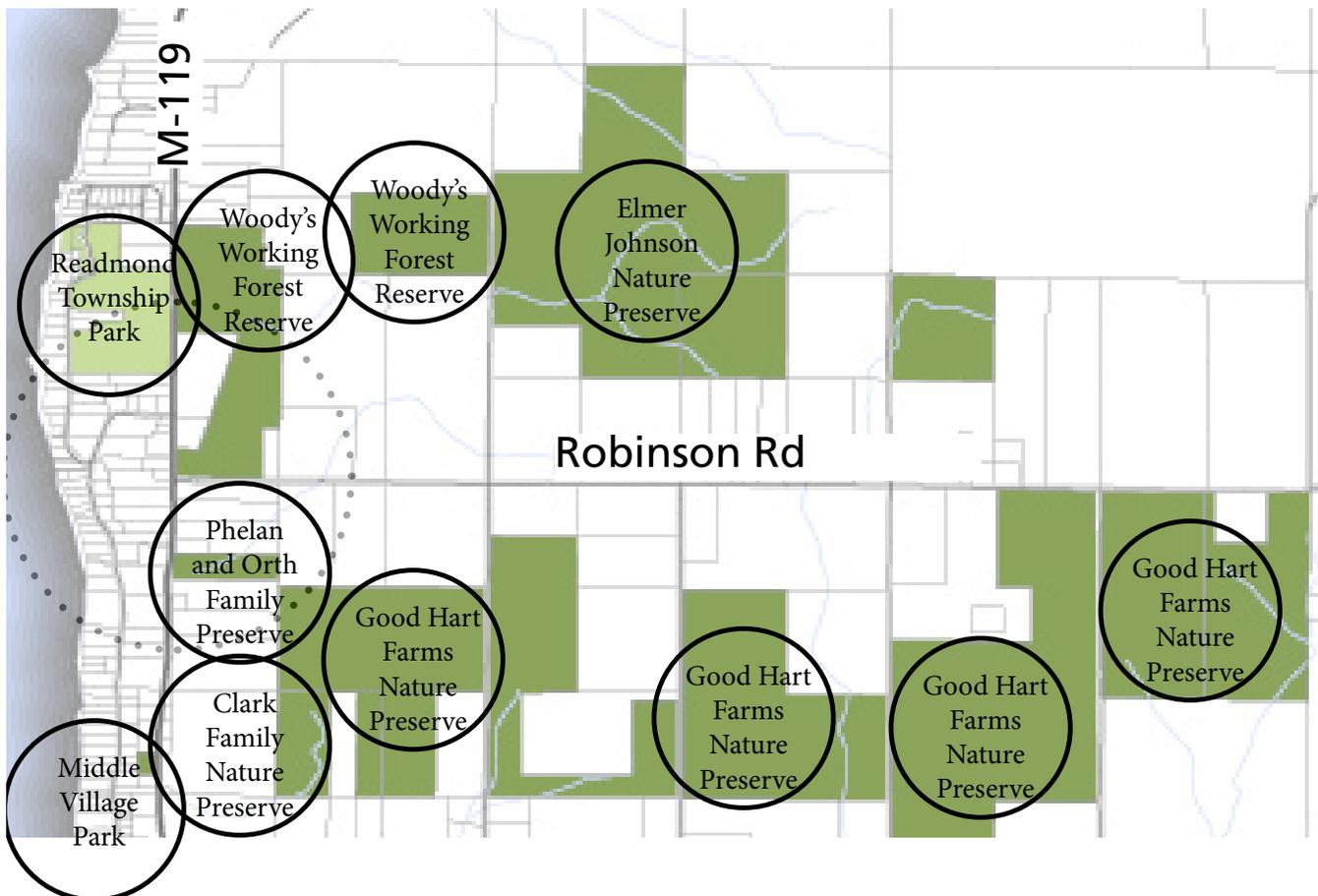
Although Readmond Township is a rural township with a population of 560 year-round residents, it has some of the most diverse landscapes and viewsheds within Emmet County. The location of its current parks, along with Little Traverse Conservancy properties and the scenic M-119 highway, provides the components for a broader recreation system. A recreation system refers to a set of facilities, programs, and services designed to support leisure, fitness, and community engagement activities. These can include a combination of natural, cultural, historic, and manmade facilities.

In Readmond Township, this aggregation of opportunities is loosely located around the greater M-119 and Robinson Road area, involving the

M-119 scenic highway, Good Hart store, Middle Village Park, Readmond Township Park, and Little Traverse Conservancy properties, including the Katherine G. Phela & Orth Family Nature Preserve, Goodhart Farms Nature Preserve, Woody's Woods Working Forest Reserve and Elmer Johnson Nature Preserve. Combined, these properties provide a unique opportunity to explore the historical context of this area as part of the once larger Anishinaabeg (Indigenous People) settlements along Lake Michigan, the various natural features, including waterfront and woodland ecosystems, the area's farming heritage, and life in rural northwest Emmet County.

Linked together, these properties and opportunities create a rich, connected recreation system for residents and visitors.

Map 8: Proposed Readmond Recreation System



Proposed Park Improvements

Middle Village Park

Middle Village Park, adjacent to the historic St. Ignatius Church and Native American cemetery, is jointly overseen by the Little Traverse Bay Bands of Odawa Indians, Readmond Township, and Friendship Township. Proposed improvements include reconstruction of stairs to the beach, refurbishment to portions of the wood walkway, installation of historic display boards that reflect on the Native American settlement of Middle Village, and installation of an ADA compliant vault toilet structure in the parking lot. The vault toilet structure is preferable over the seasonal rental toilets that are located along the asphalt path to the Lake Michigan overlook.

Readmond Township Park

As noted in the inventory, this park extends from M-119 west to Lake Michigan. The majority of the property is used for hiking and nature trails. At the western terminus is a small park with a playground and access to a small beach on Lake Michigan. Improvements to this property are segmented into

two components: the M-119 portion and the Lake Michigan Beach Preserve. Proposed improvements on the M-119 portion include continued maintenance of the small parking lot, access to the interior trail network, wayfinding signs, and repair and installation of stairs. Other improvements would include access to Little Traverse Conservancy trails in the Woody's Woods Working Forest Reserve and the Elmer Johnson Nature Preserve, both on the east side of M-119.

Improvements to the Readmond Township beach portion of the property would include an ADA-compliant vault toilet, new swings and inclusive playground equipment, and improved signage, especially to the overflow parking area on the east side of Lamkin Road. Inclusive playground equipment for children with disabilities includes swings with adaptive seats, inclusive spinners, and wheelchair-accessible ramps and decks. Other options are sensory play panels with music or tactile activities, cooperative play structures, and accessible climbing frames. These designs aim to ensure that children with varying abilities can play side by side in an inclusive environment.



Example of a Vault Toilet.

Township Hall Park

This would be a new park located at Township Hall on Wormwood Lane immediately west of the township hall building. Improvements would include a walkway, small shelter, pickleball and basketball courts, an inclusive playground equipment with a universal design surface, and hiking trails into a portion of the woods.

Park and Recreation Acquisition

Land Acquisition

As opportunities arise, the Township, with possible involvement from other stakeholders, should be positioned to acquire property for their park's portfolio within the Recreation System area. This may include natural and sensitive lands, cultural and/or historically significant properties, or land for additional active or passive recreation facilities.



Example of an Historic Interpretative Panel.



Example of Inclusive Playground Equipment.



M-119 Entrance to the 41-acre Readmond Township Beach Preserve.

Goals, Objectives, & Action Plan

The objectives identified in this plan help guide recreation-related decision-making. Consideration of the recreation policies should lead the community toward the attainment of its goals. The following goals and objectives should service as a guideline toward future recreation strategies.

Goal 1: Provide a variety of recreation opportunities to the residents and visitors of Readmond Township.

- » Projects should be easily accessible to residents and users.
- » All parks and facilities will be compatible with the principles of universal design.
- » Whenever or wherever possible, facilities should be for multiple and/or year-round use.
- » The Township should make maximum use of state and federal assistance programs to acquire and develop recreation areas and facilities.

Goal 2: Make optimal use of recreational opportunities offered by the area's historic, cultural, and natural features.

- » Facilities should be designed to complement the surrounding historic, cultural, and natural quality of the area.
- » Celebrate the historic and cultural context of the Anishinaabeg and their role in the evolution of the Township.
- » Whenever possible, the Township, Little Traverse Bay Bands of Odawa Indians, and the Little Traverse Conservancy should coordinate the development of recreational facilities.
- » When feasible, existing facilities should be upgraded.
- » Proper maintenance should be ensured for all facilities.
- » Leverage the destination draw of the M-119 "Tunnel of Trees."
- » Prioritize projects that reinforce the concept of the Readmond Township "Recreation System."

Goal 3: Raise awareness of available and future recreation areas, facilities, and programs to residents and visitors.

- » Establish a brand that reinforces the historic and natural assets of the Township.
- » Utilizing the brand, design and implement a cohesive wayfinding signage system for each park and the broader recreation system.
- » Explore with residents the possibility of a dedicated recreation millage to maintain and develop park facilities, or include more parks funding within the Township budget.
- » In conjunction with Little Traverse Conservancy, publish a brochure that highlights location and access to historic sites, parks, preserves, and trail networks.
- » Continue the working relationship with BlissFest.

Action Plan

Readmond Township benefits from active residents that are committed to providing recreational facilities and programs for all age groups and people of all abilities. The result is the development of an ambitious project list. Most of the programs will be accomplished with a variety of funding sources. Larger projects will require more funding assistance from non-Township sources. A primary focus of the Action Plan is to leverage investments made by other entities, such as the Little Traverse Conservancy, as part of a broader recreation system. The long-range intent to use these linkages, connections, and relationships between properties and entities to develop a unique recreation experience for year-round and seasonal residents, as well as visitors.

The Action Plan outlines the key priorities and projects for the Township. The cost estimates are based on similar facilities and costs, however, based on timing, these estimates of probable project costs will likely vary due to material and labor inflation, variations in project scope, and detailed construction plans.

Table 7: Action Plan

<i>Year</i>	<i>Facility</i>	<i>Project</i>	<i>Cost Estimate</i>	<i>Funding Source(s)</i>
2026	Unnamed	Land acquisition in the Good Hart Business District	TBD	Donation MDNR Trust Fund Township Funds
	No Facility	Prepare a concise historical narrative that encompasses the Recreation System area	\$0	Township LTBBOI (Tribal) LTC
	No Facility	Recreation System Brochure	\$10,000	Donations Township Funds LTC
2027	New M-119 Park	Utilize the land acquired in 2026 to create a facility that enhances and complements not only the Good Hart Business District but also the Recreation System. It will include significant parking, vault toilets, picnic area, wayfinding and historic interpretation sign system, and trails integrating with the Readmond Township Park and Woody's Woods.	\$675,000	MDNR Trust Fund MDOT TAP MEDC Township Funds Tribal
2028-2030	Middle Village Park	Installation of a vault toilet and replacement of wood boardwalk and stairs, and install historic interpretive signs.	\$145,000	MDNR Trust Fund Readmond and Friendship Township Funds Tribal Funds
	Readmond Township Park (Beach)	Replacement of playground equipment at beach and installation of a vault toilet	\$195,000	MDNR Recreation Passport Grant and Readmond Township
	Readmond Township Park (M-119)	Repair and installation of trail stairs and new trail wayfinding signs	\$65,000	
2031 - 2035	Readmond Township Hall	Installation of an inclusive playground, shelter, Pickleball courts, and hiking trails.	\$375,000	MDNR Trust Fund MDNR Passport Grant Township Funds Donations

Action Plan Justifications

1. Maintain and Upgrade Existing Facilities

The Township has two parks, Middle Village Park and Readmond Township Park (Preserve), both of which provide access to Lake Michigan. Middle Village Park, in addition to providing access to Lake Michigan, is also part of the historic setting of the St. Ignatius Church and cemetery. Readmond Township Park offers access to the lake and 30-plus acres of woodlands laced with internal trails. Community input recommends that the facilities in both parks remain, while allowing for the replacement of obsolete or damaged facilities. The Action Plan supports this recommendation.

2. Leverage Existing Resources

As noted in the narrative, the inclusion of Little Traverse Conservancy holdings alongside Township parks supports the establishment of a recreation system along the M-119 corridor. Collectively, these properties include miles of walking and hiking trails that explore the woodlands, farm fields, and prairie environments in this part of Emmet County. Without significant expenditure, this system can be interpreted and leveraged through a unified branding and wayfinding system.

3. Creating a Sense of Place

Good Hart is a small unincorporated community in Emmet County, located along the scenic M-119 “Tunnel of Trees” route near Lake Michigan. During the Summer and especially the Fall, this unincorporated community blossoms with vehicular and pedestrian traffic. With this activity comes traffic, parking issues, a lack of a rest area, and no facilities to stop and enjoy the immediate area. As noted in the narrative regarding geo-fencing, this locale experiences a significant increase in activity due to its popularity as a tourist destination venue. There is an opportunity to utilize this location as a commerce and recreational hub for the Township and the emerging recreation system. Area residents support this idea to address persistent congestion issues associated with the popularity of the “Tunnel of Trees.” Creating a sense of place will involve collaboration among the Township, the Michigan Department of Transportation (MDOT), the Michigan Department of Natural Resources (MDNR), the Michigan Economic Development Corporation (MEDC), and the Little Bay Bands of Odawa Indians. The opportunity to create a great place will include a physical design plan that addresses traffic and pedestrian circulation, off-street parking, and facility development.

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Appendix

- A. Resolution of Adoption
- B. Meeting Minutes
- C. Public Review Notice - Newspaper
- D. Public Review Notice - Township Web Site
- E. Public Notice for Public Hearing
- F. Public Open House Notice - Newspaper
- G. Affidavit of Publication
- H. Post Completion Forms
- I. Letters of Transmittal
- J. MDNR Plan Checklist
- K. Readmond Township Park Deeds
- L. 2025 Visitor 360 Report, Cobalt Community Research, 11-2025

A. Resolution of Adoption

B. Meeting Minutes

C. Public Review Notice - Newspaper



**Readmond Township
Residents**

Readmond Township is in the process of preparing a 5-Year Parks and Recreation Plan. A draft of the Plan is available for a 30-day public review at Readmond Township Hall or by accessing the following website. Public comment will be received through January 2, 2026.

<https://readmondparks.org>

or use the QR Code by scanning on your phone.



A public hearing on the proposed 5-Year Parks and Recreation Plan will be held on January 7, 2026 at 7:00 P.M.
in
Readmond Township Hall
6034 Wormwood Lane



Readmond Township
PARKS & RECREATION PLAN



November 2025 DRAFT

[Readmond Township P&R Report DRAFT 2025-11-20 DRAFT](#) [Download](#)

E. Public Review Notice for Public Hearing

Week of September 17-23, 2025

www.harborlightnews.com

Harbor Light Community Newsweekly 17

CLASSIFIED ADVERTISING

EMAIL LISTINGS TO: CRYSTAL@NCPUBLISH.COM
 Paid listings (payment required in advance):
 Up to 20 words: \$20 per week; 3 weeks for \$40
 Over 20 words: \$30 per week; 3 weeks for \$60

UPDATED POLICY:
 Current Harbor Light Newspaper subscribers receive the first 3 weeks of a classified listing for FREE (excludes business and help-wanted ads). After 3 weeks, active listings may be extended at the above rates.

Employment

NOW HIRING OFFICE Support Staff: Ramer and Moore, P.C. in Harbor Springs is looking for full or part time law office support staff. Duties include secretarial service, reception, answering phones, file management, and all tasks required in support of the office operation. Applicants must be reliable and teamwork oriented, and possess excellent communication and computer skills, and attention to detail. Will train applicants. Compensation commensurate with skills and experience. Send resume to jmoore@ramerandmoore.com.

For Sale

HILAND PREMIUM PATIO heater, includes cover, over size heat deflector and propane tank. \$195.00. Frank at 248.245.9525
GAMO SWARM MAXIM 10 shot. Auto loading 377 cal break barrel air rifle with 3-9x40 scope. Like new, professionally sighted. \$175.00. Frank at 248.245.9525
BIKE: PUBLIC C7 Step-Thru. Red, 7-speed, Premium features with rear rack. New ones cost over \$600. This one is LN, ridden less than 5 miles. \$250. Call or text 724-452-4269.
FURNITURE FOR SALE. Very cottagey LR/Porch set. Nice Rattan couch, 2 arm chairs, matching side table. Lovely wood dining room table with 6 matching chairs. 913.296.3416
CAMO SHIRTS AND Pants S-2XL. \$40 each. 231.838-4865
FREE NORDIC CIRCULAR hot tub. 5-person capacity. You pick up and haul. Phone: 231-469-2492

For Rent

900 HARRISON, TWO bedroom home, no pets. \$1100.00 per month, one year lease. 313-820-8637.
HOUSE FOR RENT. 3 bdrm 2.5 baths. Min. year lease. Across from beach. Huge view. Available immediately. Please call (913) 238-3416

Lost Item

10' BLUE KAVAK fiberglass single person Lifetime brand kayak - it has the name Wright on the bottom - it was kept on the Wauquoigns beach boat area and disappeared the third week of August. If found, please call 312-203-0258.

Transportation

SHARE A PRIVATE jet from Pellston (PLN) to Naples, FL (APF) in Mid-October with two HS adults and our Standard Poodle, Bleu. We are flexible on dates. Call or text 231.526.6051. Cheers.

EXTERIOR ProWash
 Specializing in Roof Cleaning
 Do you have Moss, Lichen or Black Streaks on your roof?
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231-548-2008
 jodi@roofrenewmi.com www.roofrenewmi.com

PUBLIC NOTICES

SYNOPSIS
WEST TRAVERSE TOWNSHIP
REGULAR BOARD MEETING September 9, 2025
 Regular Board meeting was called to order at 6:00 p.m. Murphy, Olson, Hollingsworth, Green present, Baker absent.
 • Approved Minutes of August 12, 2025, regular Meeting
 • Board requested that a 3rd quote be obtained for tree trimming around the Township Hall
 • The Board heard a presentation by Steve Williams, PE representing the QBS (Qualified Based Selection) Coalition
 • Using the QBS process 3 firms were identified to provide architectural services for a potential new Township office. The firms selected are: Jonathan Lee, Architects; FAH Architects; Elaine Keiser, Architects
 • The Board set the 10/14/2025 Board meeting to discuss status of the Township Barn properties
 • Reports of the Clerk, Treasurer, Planning Commission, Zoning, Rec Committee, Thorne Swift and Supervisor were given
 • Approved Payroll and Accounts Payables
 • Next regularly scheduled meeting will be October 14, 2025
 Joseph H. Olson Clerk



The Sound of Music (60th Anniversary Version)

I had never seen *The Sound of Music* in a theater. In 1965 when it was first released. We did not see movies other than the free ones shown at Christmas time when Santa came to Harbor. Obviously, I had seen it over the years: between 1979 and 1999, NBC aired it annually but seeing a movie in the theater is always better and this was remastered, though I honestly never see the difference. And I, for one, needed a nice, happy movie this week.
 I will not bother going over the plot; I am guessing most people know it. What I will say is that if you have children or grandchildren who have not seen this movie, take them. It is one of the best family films ever.
 Will I sound really odd if I say they do not make musicals like this anymore? All of the songs are amazing and, to I am sure the annoyance of anyone sitting near me (no one close, thankfully), I know pretty much all the words to all the songs.
 Biopics of entertainers usually have great soundtracks, but they are not musicals. Over the years, we have had great musicals, from the Golden Age through the sixties with *This Could Be My Fair Lady*, *West Side Story* and many others. Then came *Grease*, *Evita*, *Hair*, *Tommy* and others up to more recent (this century) *Dreamgirls*, *Chicago*, *Les Miserables* and *O Brother, Where Art Thou* and while I do know enough of the songs from those to be completely irritating, it's the early songs, from the fifties and sixties that stick with me. Probably because they were on television every year (*Cinderella*, *Wizard of Oz*), but it was almost impossible not to learn the words.
 I am babbling, I know but get out of the world right now for a few hours and see this. I know it is historically not very accurate, when Liesl sings "I am Sixteen", she was in her twenties but it is still so enthralling and entertaining; innocently entertaining. This was before the current rating system came into being, but no profanity, no nudity, no real violence; nothing to offend.

PUBLIC NOTICES

LEGAL NOTICE
EMMET COUNTY PLANNING COMMISSION
 Notice is hereby given that the Emmet County Planning Commission will hold a Public Meeting on October 9, 2025 at 7:00 p.m. The meeting will be held at the Emmet County Building, 200 Division Street, Petoskey, MI 49770. The following Public Hearings will be held and reviewed:
 PSUP25-005
 A request by Haley Law Firm, PLC (David Schott) for AT&T Mobility for a Special Use Permit on property located at the southeast corner of Twilko Road and Wildwood Road in Section 12 of Springale Township. The property is zoned FF-2 Farm and Forest and is tax parcel number 24-14-20-12-300-010 and may include 300-016. The proposal is to construct a 260 ft. self-supporting tower with a 5 ft. lightning rod and necessary equipment. The review will be conducted per Articles 9, 20, 21, 22, 26 and Section 26.01 of the Emmet County Zoning Ordinance.
 The Planning Commission will hold public hearings and cases will be held on the agenda each month until a decision is made. Meeting schedules are available on the county website www.emmetcounty.org. For additional information, contact the Office of Planning and Zoning, Call (231) 348-1735 or email: pzcr@emmetcounty.org. Written comments may be emailed or mailed to Planning & Zoning, 3434 Harbor-Petoskey Rd, Suite E, Harbor Springs, MI 49740. For questions about accessibility or to request special accommodations please contact the Planning and Zoning office through the methods listed above.

between the covers
On the Bookshelf

A Return to Legend
 Increasingly over the past year—and with a significant boom during the summer months—legends, folk tales and mythology have become some of Between the Covers' most popular collections. Customers are scooping them up to share as family read-alouds or gift for weddings, birthdays and thinking-of-you presents. Many readers are simply giving them to themselves too, as these titles often come with stained edges and beautiful artwork.

Our booksellers have pondered the heightened interest in these stories and conversed at length with the readers who gravitate towards them. We don't think it's any stretch to assume that many are seeking an escape from the digital world and turn to older works as a way to find meaning in the here and now. There is also an element of returning to and exploring the roots of cultural identity and ancestral stories.

Whatever the reasons, there is no denying that our lives are made richer with storytelling and below are just a few of our recent favorite collections.

Murder Ballads: Illustrated Lyrics & Lore, by Katy Horan, foreword by Sinead Gleeson (Andrews McMeel Publishing, \$21.99)

Mysterious and alluring as the songs themselves, *Murder Ballads* will delight history enthusiasts, armchair musicologists, true crime fans, as well as anyone who appreciates the darker side of folk music. Each of 20 carefully chosen ballads is accompanied by one of Katy Horan's beautiful miniature illustrations and a thoroughly researched reflection on the song's history and evolution. At the back of the book, readers can browse a list of essential recordings for each ballad.

Classical Mythology of the Constellations: Timeless Tales of the Starry Night Sky, by Annette Giesecke, illustrated by Jim Tierney (Black Dog & Leventhal, \$30.00)

As long as humans have lived on Earth, they have gazed up at the starry sky with fascination and longing. For the ancient Greeks and Romans, the Sun, Moon, and Earth were gods. The stars beyond our Solar System, however, represented heroes, animals, and monsters that the gods placed in the sky after their death. With star stories organized by hemisphere and celestial quadrant, the book also includes two illustrated star maps to help guide the reader to the location of each constellation, as well as 48 color plates throughout.

Women of the Fairy Tale Resistance: The Forgotten Founding Mothers of the Fairy Tale and the Stories That They Spun, by Jane Harrington (Black Dog & Leventhal, \$30.00)

In 17th century Paris, a group of women who called themselves *conteuses* (female storytellers) came together to weave the very first fairy tales. Unfortunately, these women and their tales have mostly been forgotten to history. *Women of the Fairy Tale Resistance* uncovers seven of these writer's biographies—which are just as compelling as their fairy tales—and retells 12 of their original stories. Enchantingly designed with stunning full color illustrations throughout, this unique and entertaining book will have you rethink everything you know about traditional fairy tales.

The Treasury of Folklore: Waterlines, Wooded Worlds and Starry Skies, by Dee Dee Chainey & Willow Winsham, illustrated by Joe McLaren (Batsford, \$29.95)

Enter an enchanting world where the mysteries of the seas, skies, and woodlands come alive through shared myths, legends, and folktales. From the majestic creatures that dance beneath the waves to the celestial beings that populate the heavens and the spirits that reside within the forests, *The Treasury of Folklore* offers a portal into the lore of the natural world that has been whispered through the generations.

Origins & Endings: Myths & Tales, from Flame Tree Studio (Flame Tree Collections, \$30.00)

Few subjects are more common among the world's mythologies than two fundamental questions: where did we come from, and where might we be going? The stories in this collection all flow from a sense of awe, and perhaps a lingering existential anxiety among our ancient ancestors, which the modern reader will likely recognize in themselves. Gathering together a host of stories that answer these two questions, this collection features an abundance of tales from numerous cultures around the world.

Brought to you twice per month by:

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 231.526.6658

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PUBLIC NOTICES

READMOND TOWNSHIP
PLANNING COMMISSION OPEN HOUSE
 Readmond Township's Planning Commission is holding an Open House Monday, September 22, 2025 at 6:00pm for the purpose of discussing and sharing ideas for the Parks & Recreation Plan.
 This will be the first of several planned discussions. Regular Planning Commission meeting will follow.

Readmond Township Residents
 Readmond Township is in the process of preparing a 5-Year Parks and Recreation Plan and would like to engage Township residents and property owners to solicit their desires and expectations for recreation facilities and services.
 A community Open House is scheduled for
September 22, 2025
6:00 - 7:00 PM
 Readmond Township Hall
 6034 Wormwood Lane
 Harbor Springs, MI
 Readmond Township
 Parks and Recreation Survey
<https://www.surveymonkey.com/r/ReadmondPR>

LEGAL NOTICE
LITTLE TRAVERSE TOWNSHIP
EMMET COUNTY MICHIGAN
 Synopsis of Minutes of Regular Board Meeting
 Meeting Called to Order at the Twp. Hall at 4:00 P.M., September 10, 2025.
 • Recited Pledge of Allegiance.
 • Welcomed new Clerk Kim Porta.
 • Board Members Present: Dohm, Porta, O'Neill & Chattaway.
 • Board members Absent: Garver
 • Approved the agenda.
 • Presented distribution of information and correspondence.
 • Approved meeting minutes of Aug. 13, 2025.
 • Public Comment: Discussed filling office duties during September vacations.
 • Received and accepted Blight Complaint #38 report, and ordered removal.
 • Received draft Cemetery Ordinance and held first reading.
 • Discussed in house filing of form F-65.
 • Approved regular voucher for payment of bills totaling \$ 83,722.22, including prepayment of payroll and bills due prior to next meeting and corresponding budget adjustments.
 • Heard report on work in progress.
 • Approved letter of appreciation to Little Traverse Conservancy for Conway Beach goose deterrent landscaping project.
 Meeting Adjourned at 4:30pm
 Kim Porta
 Clerk

G. Affidavit of Publication

LOCALiQ

Petoskey News-Review
The Monroe News | Holland Sentinel
Gaylord Herald Times | Daily Telegram

PO Box 630491 Cincinnati, OH 45263-0491

AFFIDAVIT OF PUBLICATION

John Iacoangeli
Beckett & Raeder Inc
113 HOWARD ST.
Petoskey MI 49770

STATE OF MICHIGAN, COUNTY OF EMMET, COUNTY OF
CHARLEVOIX

The Petoskey News Review, a newspaper printed and published in
the counties of Emmet and Charlevoix, in the State of Michigan,
and personal knowledge of the facts herein state and that the
notice hereto annexed was Published in said newspaper in the
issue dated:

09/23/2025

and that the fees charged are legal.
Sworn to and subscribed before on 09/23/2025

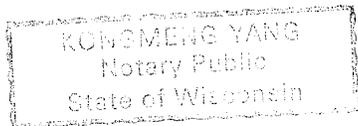
Nicole Jacobs
Legal Clerk

Kenneth Egan
Notary, State of WI, County of Brown

9-3-29
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THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.



H. Post Completion Forms



Michigan Department of Natural Resources - Grants Management

**PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT**

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

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

GRANTEE: Readmond Township, Emmet County

PROJECT NUMBER: 96-051

PROJECT TYPE: Acquisition

PROJECT TITLE: Middle Village Park and Beach

PROJECT SCOPE: Property acquisition adjacent to the historic St. Ignatius Church

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)		
Name of Agency (Grantee) Readmond Township	Contact Person Lisa Fineout	Title Supervisor
Address 6034 Wormwood Lane	Telephone 231-526-9601	
City, State, ZIP Harbor Springs, MI 49740	Email superreadmondtp@gmail.com	

SITE DEVELOPMENT

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

Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.) Yes No

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

SITE QUALITY

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

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

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

H. Post Completion Forms

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. Yes No
Maintenance completed by volunteers during Summer and Fall months

GENERAL

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

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain. Yes No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure. Yes No

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

Open all year. Portable restrooms available in Summer and Fall months only.

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

Empty text area for comments.

H. Post Completion Forms

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

CERTIFICATION

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

<p>Lisa A. Fineout Please print</p>	<p><i>Lisa A. Fineout</i> Grantee Authorized Signature</p>	<p>10.6.25 Date</p>
<p>Rebecca Melan Please print</p>	<p><i>Rebecca Melan</i> Witness Signature</p>	<p>10/6/25 Date</p>

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

H. Post Completion Forms



**PUBLIC OUTDOOR RECREATION GRANT
POST-COMPLETION SELF-CERTIFICATION REPORT**

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

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

GRANTEE: Readmond Township, Emmet County

PROJECT NUMBER: 93-049

PROJECT TYPE: Acquisition

PROJECT TITLE: Middle Village Park and Beach

PROJECT SCOPE: Property acquisition adjacent to the historic St. Ignatius Church

TO BE COMPLETED BY LOCAL GOVERNMENT AGENCY (GRANTEE)		
Name of Agency (Grantee) Readmond Township	Contact Person Lisa Fineout	Title Supervisor
Address 6034 Wormwood Lane	Telephone 231-526-9601	
City, State, ZIP Harbor Springs, MI 49740	Email superreadmondtp@gmail.com	
SITE DEVELOPMENT		
Any change(s) in the facility type, site layout, or recreation activities provided? If yes, please describe change(s).		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has any portion of the project site been converted to a use other than outdoor recreation? If yes, please describe what portion and describe use. (This would include cell towers and any non-recreation buildings.)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are any of the facilities obsolete? If yes, please explain.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SITE QUALITY		
Is there a park entry sign which identifies the property or facility as a public recreation area? If yes, please provide a photograph of the sign. If no, please explain.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are the facilities and the site being properly maintained? If no, please explain.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is vandalism a problem at this site? If yes, explain the measures being taken to prevent or minimize vandalism.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

H. Post Completion Forms

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

Is maintenance scheduled on a regular basis? If yes, give schedule. If no, please explain. Yes No
Maintenance completed by volunteers during Summer and Fall months

GENERAL

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

Is any segment of the general public restricted from using the site or facilities? (i.e. resident only, league only, boaters only, etc.) If yes, please explain. Yes No

Is a fee charged for use of the site or facilities? If yes, please provide fee structure. Yes No

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

Open all year. Portable restrooms available in Summer and Fall months only.

COMMENTS (ATTACH SEPARATE SHEET IF MORE SPACE IS NEEDED)

H. Post Completion Forms

POST COMPLETION SELF-CERTIFICATION REPORT - CONT'D

CERTIFICATION

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

Lisa A. Fineout

Please print

Lisa A. Fineout

Grantee Authorized Signature

10-6-25

Date

Rebecca McLean

Please print

B. McLean

Witness Signature

10/6/25

Date

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

I. Letters of Transmittal

I. Letters of Transmittal

I. Letters of Transmittal

J. MDNR Plan Checklist

acknowledged the same to be his free act and deed and the free act and deed of the Department of Conservation for the State of Michigan in whose behalf he acts.

My Commission Expires May 28, 1951

Recorded in Liber 133 of Deeds, Page 67

M. Irene Gorsline

M. Irene Gorsline

Notary Public, Ingham County, Michigan

STATE OF MICHIGAN TO Readmond Township	COMPARED	DEED (200D) under Act 223, P.A. 1909, as amended by Act 33, P.A. 1935 and Act 154, P.A. 1941	No. 64565
		L. 110 - P 289	Received for record this 19th day of May, 1950 A.D. at 3 o'clock.
		<i>Laural Bowman Lee</i> Register of Deeds	

THIS INDENTURE, Made this 3rd day of May, in the year of our Lord, 1950

BY AND BETWEEN, The DEPARTMENT OF CONSERVATION for the STATE OF MICHIGAN, the successor in office and trust to the Public Domain Commission of the State of Michigan, under and by virtue of the authority in said department vested by Act No. 17, of the Public Acts of 1921, party of the first part, and Readmond Township, Emmet County, Michigan, party of the second part.

WITNESSETH, That

WHEREAS, Readmond Township, Emmet County the said party of the second part has purchased of the State of Michigan the tract or parcel of tax reverted lands situate and being in the County of Emmet, State of Michigan, and described as follows, to-wit:

Township 37 North, Range 7 West Section 25

Land beginning 4 chains North of Southwest corner of Lot 2, East 10 chains, North 4 chains, West to West line of Lot 2, South to beginning. Land beginning at Southwest corner of Lot 2, East 5 chains North 4 chains, West to West line of Lot 2, South to beginning. Land beginning 5 chains East of Southwest corner of Lot 2 East 5 chains, North 4 chains, West 5 chains, South to beginning. Containing 7.90 Acres, more or less.

AND WHEREAS, it is expressly understood that the land herein described shall be used solely for Public purposes, and, when same ceases to be used for such purposes, it shall revert to the State of Michigan.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That the said DEPARTMENT OF CONSERVATION for the State of Michigan, party of the first part as aforesaid, acting for and in behalf of the State under and by virtue of the authority vested in it by said Act 223, P.A. 1909, as amended by Act 33, P.A. 1935 and Act 154, P.A. 1941. in consideration of the premises and of the sum of One dollar (\$1.00) paid by said party of the second part to said first party, the receipt whereof is hereby acknowledged, does by these presents, grant, convey, release and quit-claim unto the said Readmond Township, Emmet County, party of the second part, and to its successors, and assigns, for the purposes stipulated herein, all the right, title and interest acquired by the State in and to all of said above described premises, SAVING AND EXCEPTING OUT OF THIS CONVEYANCE and always reserving unto the said State of Michigan, all mineral, coal, oil, and gas, lying and being on, within or under the said lands hereby conveyed, with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given, at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing,

making merchantable, and taking away the said mineral, coal, oil and gas; and also saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Section 12, of Act 280, Public Acts of 1909, as amended. Further, excepting and reserving to the State of Michigan all aboriginal antiquities including mounds, earth-works, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Act 173, Public Acts of 1929.

IN WITNESS WHEREOF, the said party of the first part, by the Director thereof, has hereunto subscribed its name and affixed the seal of said Department of Conservation the day and year first herein above written.

Signed, Sealed and Delivered in Presence of: DEPARTMENT OF CONSERVATION FOR THE STATE OF MICHIGAN

Rhea Jenkins
Rhea Jenkins

M. Irene Gorsline
M. Irene Gorsline

By P. J. Hoffmaster
P. J. Hoffmaster Director

STATE OF MICHIGAN }
County of Ingham } ss.

Department of Conservation Seal

On this Third day of May, A.D. 1950, before me a Notary Public in and for said county personally appeared P. J. Hoffmaster, Director of the Department of Conservation for the State of Michigan, to me known to be the same person who executed the within instrument, and who acknowledged the same to be his free act and deed and the free act and deed of the Department of Conservation for the State of Michigan in whose behalf he acts. My commission expires May 28, 1951

Recorded in Liber 133 of Deeds, Page 65 M. Irene Gorsline
M. Irene Gorsline
Notary Public, Ingham, County, Michigan.

No. 68746 DEED (200-D) COMPARED
State of Michigan Received for record the 25th day
to of June 1951 A.D. at 3:15 o'clock P.M.
Bliss Township Laura W. Case
Register of Deeds.

Deed under Act 223, P.A. 1909 as amended by Act 33, P.A. 1935 and Act 154, P.A. 1941

THIS INDENTURE, Made this 24th day of April, in the year of our Lord, 1951

BY AND BETWEEN, The DEPARTMENT OF CONSERVATION for the STATE OF MICHIGAN, the successor in office and trust to the Public Domain Commission of the State of Michigan, under and by virtue of the authority in said department vested by Act No. 17, of the Public Acts of 1921, party of the first part, and Bliss Township, Emmet County, Michigan, party of the second part.

WITNESSETH, That

WHEREAS, Bliss Township, Emmet County, Michigan the said party of the second part has purchased of the State of Michigan the tract or parcel of tax reverted lands situate and being in the County of Emmet, State of Michigan, and described as follows, to-wit:

Township Thirty-eight (38) North, Range Five (5) West

Section Eighteen (18)

Government Lot Two (2).

Containing Thirty-four and Seventy Hundredths (34.70) Acres, according to the returns of the Surveyor General.

K. Readmond Township Park Deed

LIBER 300 PAGE 301

mineral, coal, oil and gas, lying and being on, within or under the said lands hereby conveyed, with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given, at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, making merchantable, and taking away the said mineral, coal, oil and gas; and also saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all the above mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Section 12, of Act 280, P.A. of 1909, as amended. Further, excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earth-works, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Act 173, P.A. of 1929.

The First Party, by its Chief, Real Estate Division
has signed and affixed the seal of the Department of Natural Resources the day and year first above written.

Signed, Sealed, and Delivered in Presence of
Roxanne L. Rial
Roxanne L. Rial
Eunice J. Childers
Eunice J. Childers

DEPARTMENT OF NATURAL RESOURCES
FOR THE STATE OF MICHIGAN

By: Roland Harmes, Jr.
Roland Harmes, Jr., Chief
Real Estate Division

STATE OF MICHIGAN, }
County of Ingham } ss.

The foregoing instrument was acknowledged before me this 23rd day of September, 19 87
by Roland Harmes, Jr., Chief, Real Estate Division
of the Department of Natural Resources for the State of Michigan.

Dawn D. White
Dawn D. White, Notary Public
Ingham County, Michigan

Recorded in Liber 285 of Deeds, Page 154
(Real Estate Division Records)

Prepared by C. E. Rademacher
DEPARTMENT OF NATURAL RESOURCES
Real Estate Division
Box 30028
Lansing, Michigan 48909

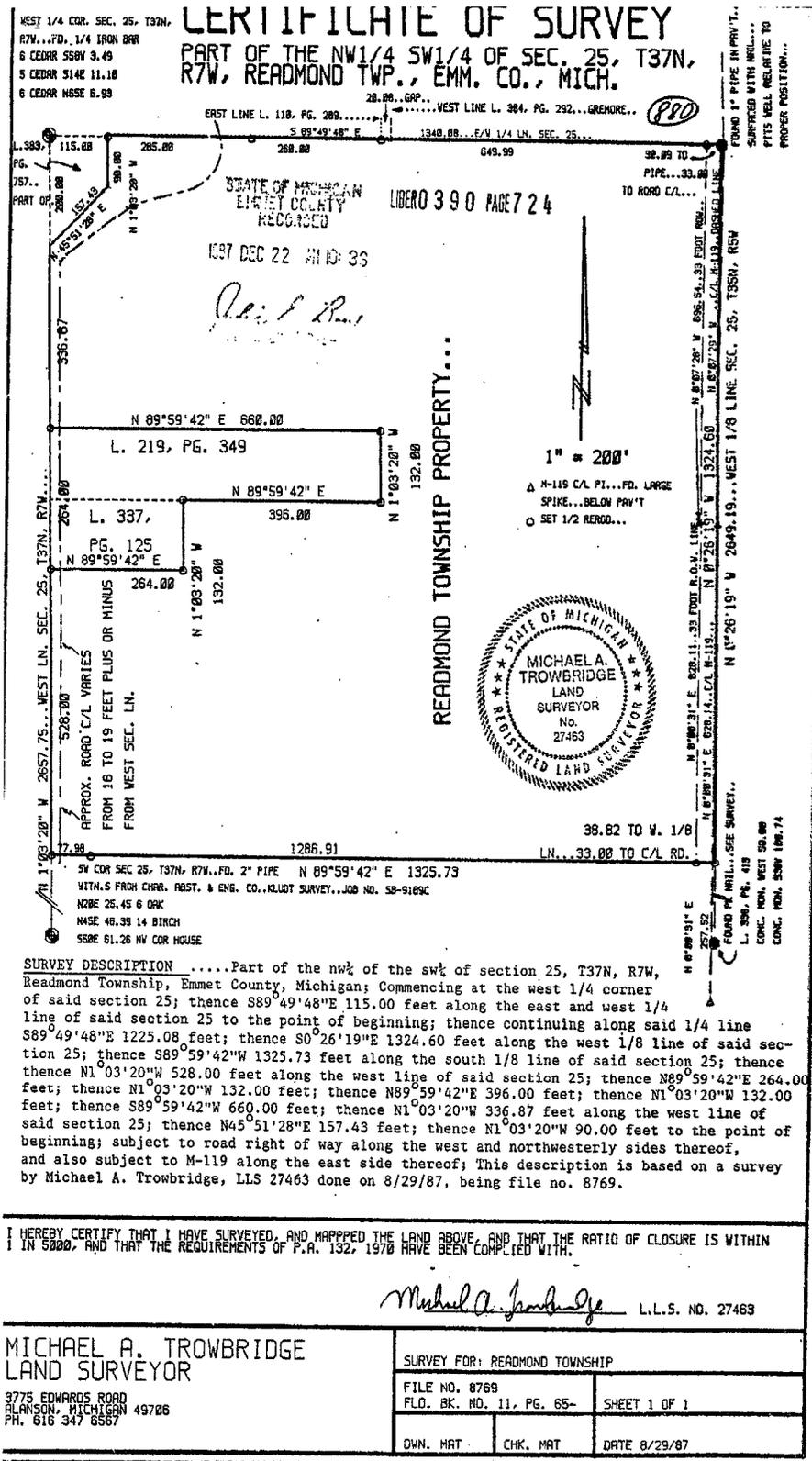
My Commission Expires June 16, 1991

DEED
TO
State of Michigan

REGISTER'S OFFICE, }
County of _____ } ss.
Received for Record this _____
day of _____ 19____
at _____ o'clock _____ M., and
recorded in Liber _____
of Deeds, at Page 549
Register
SEP 25 1987

Prepared by

K. Readmond Township Park Deed



K. Readmond Township Park Deed

LIBERU J 5 7 PAUL 5 / 9

SAVING AND EXCEPTING OUT OF THIS CONVEYANCE and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands hereby conveyed, with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given, at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, making merchantable, and taking away the said mineral, coal, oil and gas; and also saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all the above mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Section 12, of Act 280, P.A. of 1909, as amended. Further, excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earth-works, forti, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Act 173, P.A. of 1929.

The First Party, by its Chief, Real Estate Division
 _____, has signed and affixed the seal of the Department of Natural Resources the day and year first above written.

Signed, Sealed and Delivered in Presence of

DEPARTMENT OF NATURAL RESOURCES
 FOR THE STATE OF MICHIGAN

Roxanne L. Rial
 Roxanne L. Rial
Janet Geistler
 Janet Geistler

By: Roland Harmes, Jr.
 Roland Harmes, Jr., Chief
 Real Estate Division

STATE OF MICHIGAN, } ss.
 County of Ingham }

The foregoing instrument was acknowledged before me this 19th day of November, 19 87,
 by Roland Harmes, Jr., Chief, Real Estate Division
 of the Department of Natural Resources for the State of Michigan.

Dawn D. White
 Dawn D. White Notary Public
 Ingham County, Michigan
 June 16, 1991
 My Commission Expires _____

Recorded in Liber 288 of Deeds, Page 119
 (Real Estate Division Records)

Prepared by C. E. Rademacher
 DEPARTMENT OF NATURAL RESOURCES
 Real Estate Division
 Box 30028
 Lansing, Michigan 48909

Revised to:
James T. Ramey

<p>DEED</p> <p>State of Michigan</p>	<p>TO</p>	<p>REGISTER'S OFFICE, } ss. County of _____</p>	<p>Received for Record this _____ day of _____ 19____ at _____ o'clock _____ M., and recorded in Liber _____ of Deeds, at Page _____ Register _____</p>
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TUNNEL OF TREES
GOOD HART, MICHIGAN
2025 VISITOR 360
FOUNDATIONAL REPORT

Compiled November 2025

COBALT'S NONPROFIT COALITION RESOURCES

Strengthening Planning Through Quality, Affordable Research



Visitor360SM Mobile Data Profiling



Community360SM Annual Metrics Report



Parks and Recreation Citizen Engagement ProgramSM



Business Engagement and Priority AssessmentSM



Citizen Engagement and Priority AssessmentSM



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Bond/Millage Planning Survey



Focus Groups/Citizen Work Groups



Budget Priority Assessment

Better Science. Better Benchmarks. Better Decisions. Better Price.

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COBALT COMMUNITY RESEARCH IS A 501C3 NONPROFIT COALITION CREATED TO HELP LOCAL GOVERNMENTS, SCHOOLS AND NONPROFIT ORGANIZATIONS THRIVE AS CHANGES EMERGE IN THE ECONOMIC, DEMOGRAPHIC AND SOCIAL LANDSCAPE.

TABLE OF CONTENTS

INTRODUCTION AND OVERVIEW	
PART 1: VISITORS	
Counts Prior and subsequent destinations Visits by time, length and frequency	6
PART 2: POPULATION SEGMENTS	
Distribution of visitors by demographic characteristics Distribution of visitors by psychographic/audience segments	21
APPENDIX A	
FAQ	26

The purpose of this report is to give decision makers reliable, consistent metrics that support strategic decisions



INTRODUCTION

Tunnel of Trees in Good Hart, Michigan, is a dynamic place. The purpose of this report is to provide insights that help community leadership tell the right story about who visits the area, their characteristics, where they come from, and where they are going.

This report uses anonymous data to protect the privacy of visitors and residents. It uses statistical extrapolation to ensure a sound baseline about where the area stands today, comparisons to how it stood in the past, and a monitoring tool to help measure future successes and opportunities. Note that these extrapolated numbers are based on different patterns and methodologies than road counters, gate counters, staff observation, or assumptions based on historical studies, so counts may vary from those calculated from other modalities. Typically, this report has an accuracy of +/- 3-5 percent, depending on the number of people visiting the area of study.

This report can be a powerful tool to share with existing community partners, existing businesses, and businesses considering the community as a place to do work in the future. It will strengthen local planning, enhance marketing efforts for new and existing businesses, and be a valuable tool to see today's patterns of who you attract. It is a working document to help drive action. Jot notes in the margin. Brainstorm ways to influence your key metrics in the future.

Please let us know where we can make this report more clear. Special point of interest reports are available if you wish to drill into a specific location or time period. Examples include airports, parks, trails, boat launches, event centers, and more. Also, let us know if you wish to explore our other non-profit programs for benchmarking, engagement, or research; we are here for you. For more information on how Cobalt can help you adapt and thrive, visit the Cobalt website or reach out to us by email.

Cobalt Community Research is a national 501c3 nonprofit, non-partisan coalition that helps local governments, schools and membership organizations affordably understand and engage communities through high-quality metrics, surveys, geofencing, dynamic population segmentation, focus groups and work groups. Cobalt combines big data with local insights to help organizations thrive as changes emerge in the economic, demographic and social landscape. Explore how we can help by calling 877.888.0209, or by emailing Information@CobaltCommunityResearch.org.

This research service is to gather metrics for your organization, but the data are owned by the respective data aggregators. All research is subject to imprecision based on scope, imprecision of extrapolation, imprecision of source data, differences in collection periods, sampling error, response error, etc. All research is designed to reduce uncertainty, but it can never eliminate it. Organizations should exercise due diligence before taking action based on this research information alone.

How Communities Use This Information



Marketing. Sharing this information helps local businesses and other organizations better shape their outreach efforts and offerings to the people visiting the area of study. This helps the community effectively target its outreach to attract more visitors.



Measuring Progress. How have the visitor volumes and characteristics changed as changes occur in the area being studied? For example, what has been the impact of outreach efforts, new businesses, new events, new streetscaping, global pandemics?



Benchmarking: Identify the draw of other communities, venues, or festivals that are similar or aspirational. Which demographics and psychographics are attracted by an event such as a BBQ cookoff? How many people visit specific shopping areas?



Economic Impact. How many people visit an area and how far they traveled are key variables to calculate direct, indirect, and induced impacts in dollars, taxes, and jobs. Are community investments of time and resources the best use of resources compared with other alternatives?



Due Diligence: Do events asking for resources actually deliver the number of visitors they say? Are destination businesses requesting special treatment actually meaningful destinations? Do amenities such as small airports, plazas, and parks result in people visiting more locations on a trip?



Economic Development: Provide accurate and current data on visitor volume and characteristics that are important to prospective businesses. Demonstrate the number of current and potential visitors by standardized marketing category or by demographic group. Provide information on the entire trade area.

PART 1:

VISITORS

L. Cobalt 360 Report

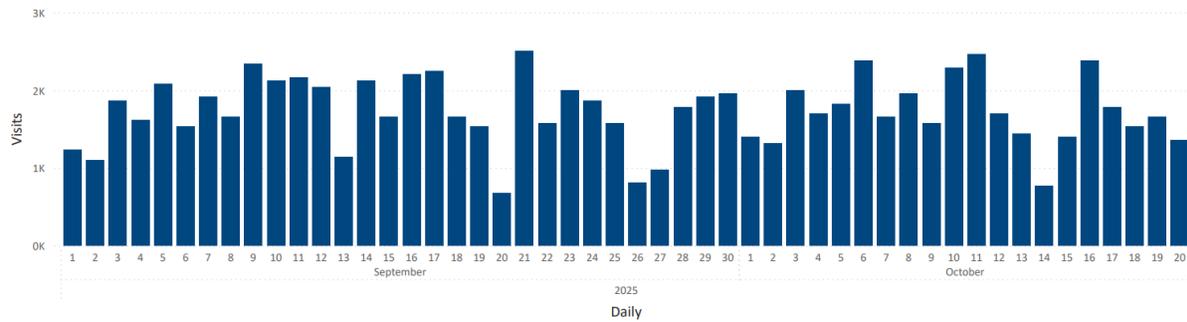


Date Range for estimates: September 1 – October 20, 2025

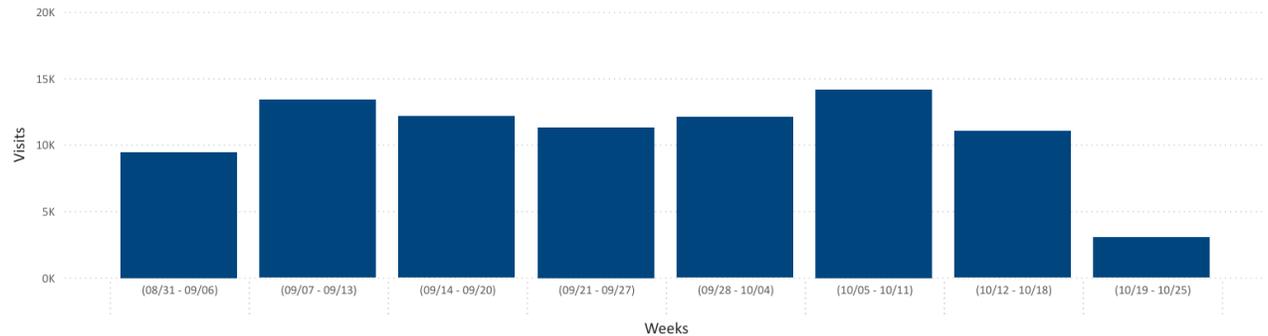
This report includes visitors in the point of interest. Visitors must have remained in the point of interest for at least 1 minute to be counted. People are counted only once per day if they leave and return.

Total visits in study period: 86.5K **Unique individuals visiting: 50.1K** **Average visits per individual: 1.73**

Daily Visits Trend



Weekly Visits Trend



L. Cobalt 360 Report

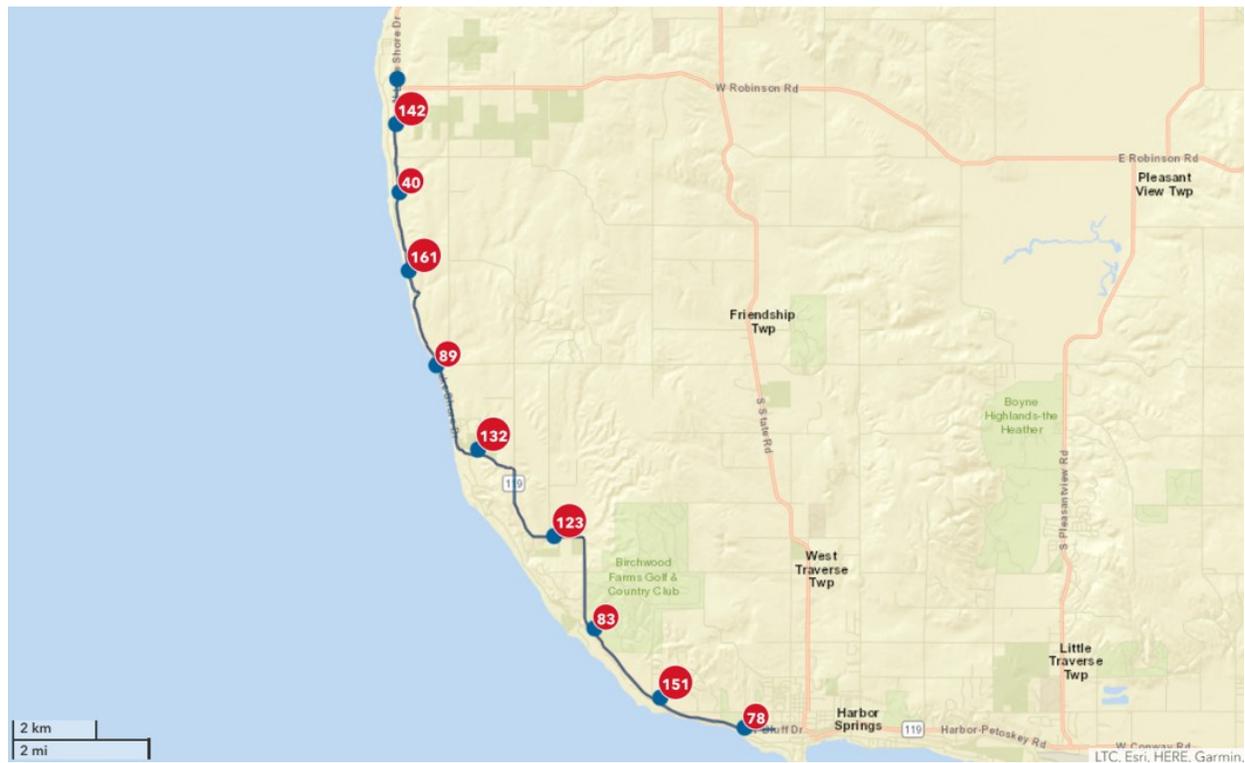
Visitor Journey

The pin maps below offer insight into which areas within the study area see the greatest concentration of visits (indicated by the clusters of blue dots. Numbers in Red circles indicates how many blue dots are in that location).

Good Hart Area:



Overall Area:



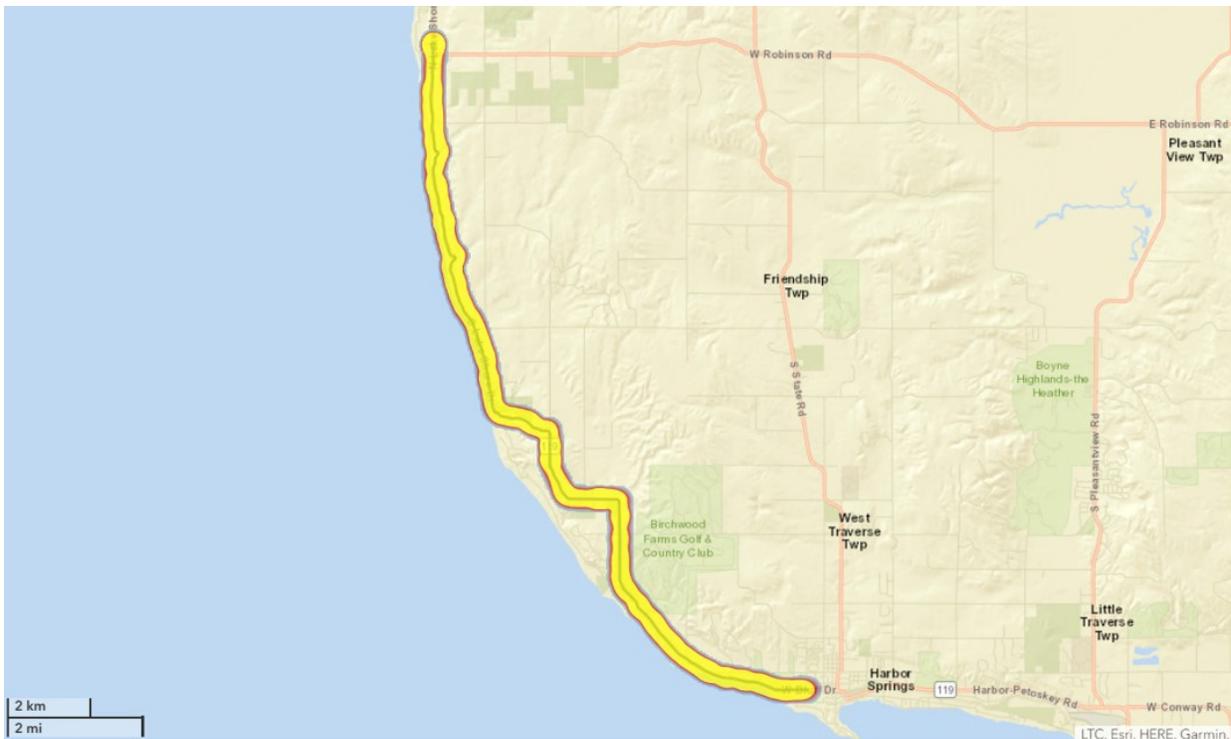
Visitor Journey

The heat map below shows the areas with the highest visitation in yellow.

Good Hart Area:



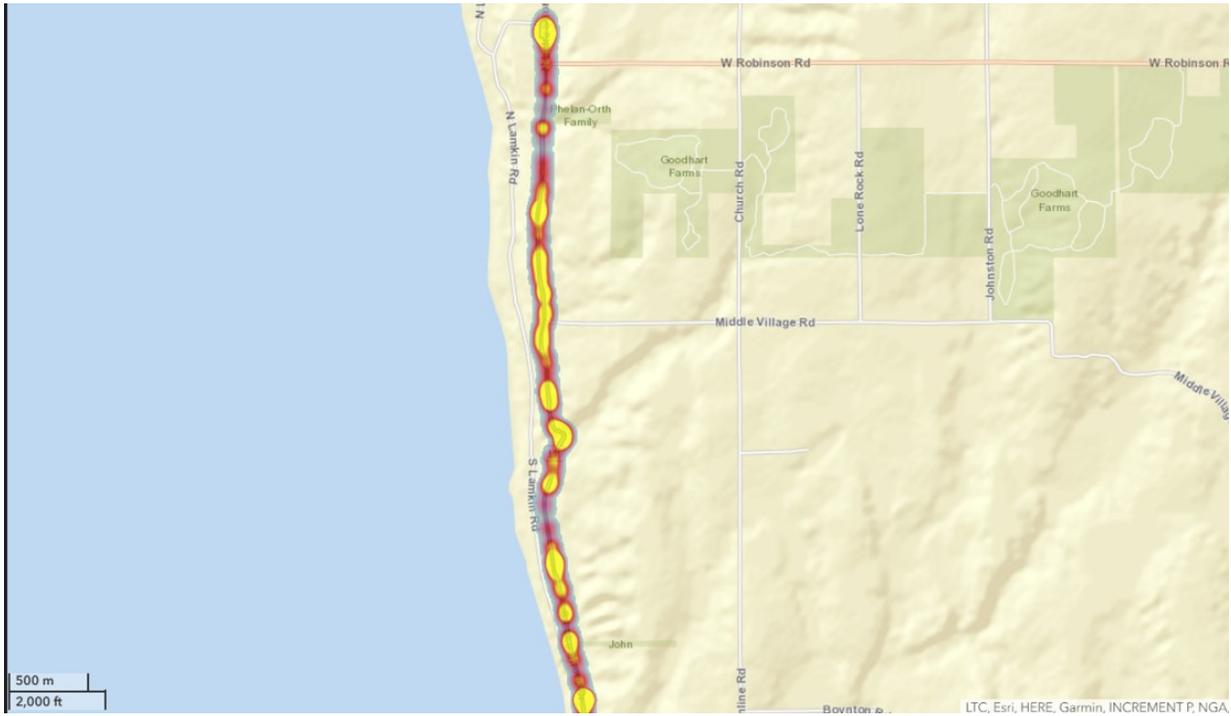
Overall Area:



Visitor Journey

The heat map below shows the areas with the highest visitation in yellow.

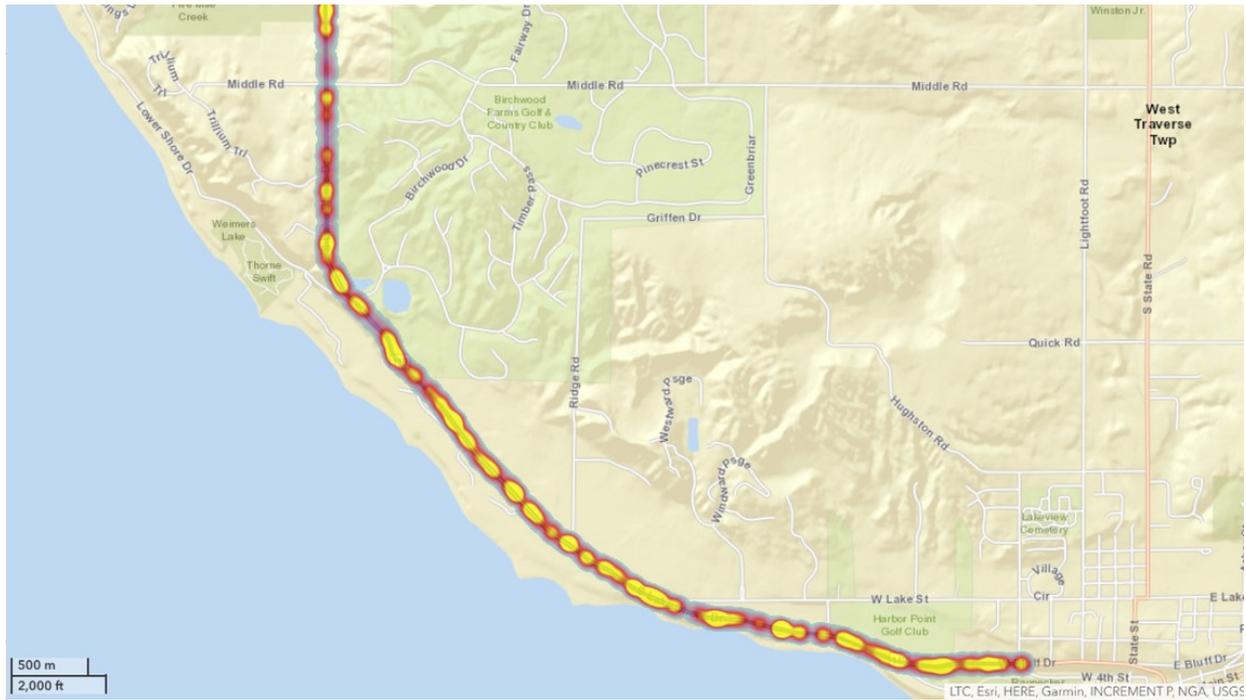
North and Center Area



Visitor Journey

The heat map below shows the areas with the highest visitation in yellow.

South area



L. Cobalt 360 Report

Visitor Journey

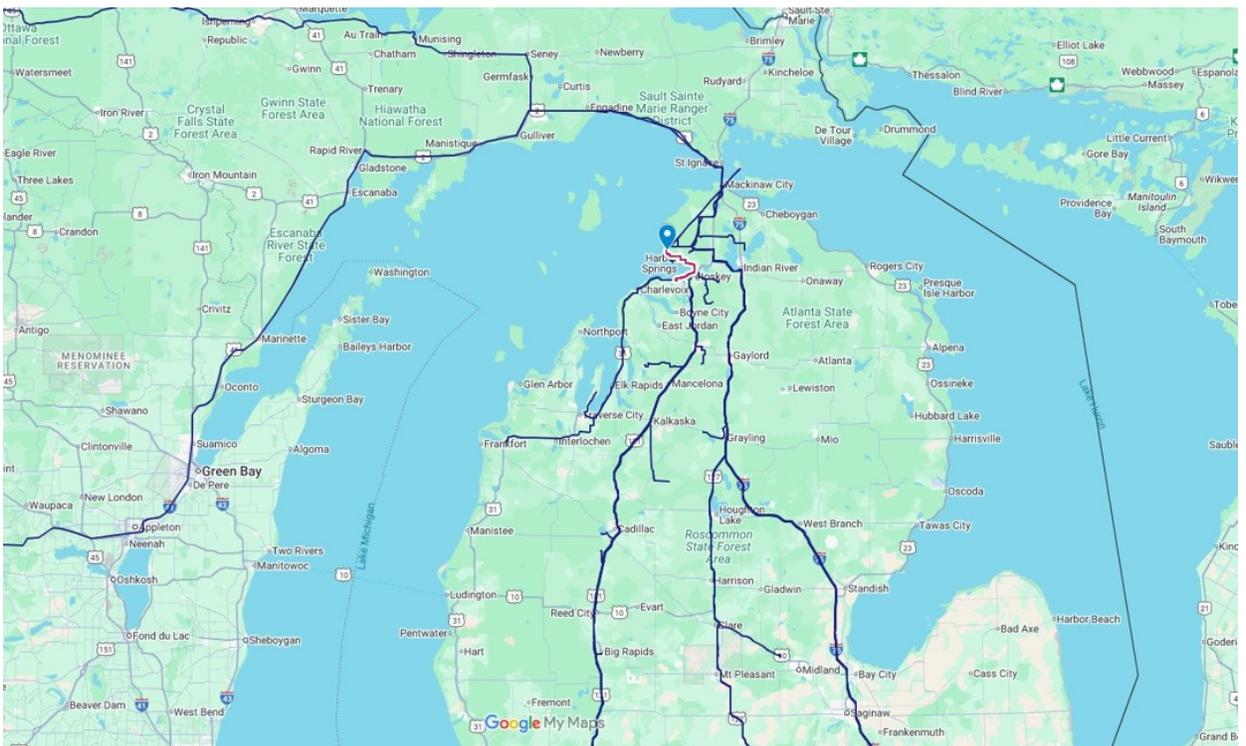
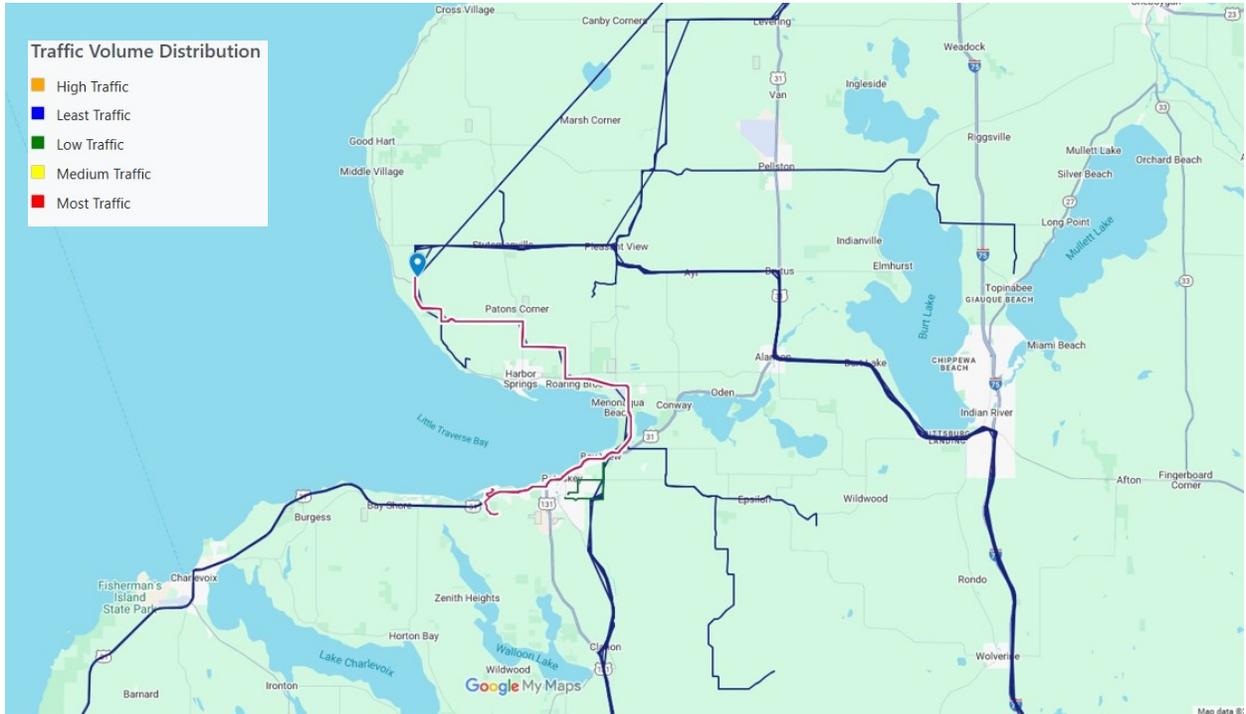
The table below lists the top 25 locations most frequently visited before or after a visit to the point of interest. Percentages represent the share of total visitors (including residents and workers) who traveled to or from each location.

Note: Business names may have changed since the data was collected and may not reflect current listings in public databases. Smaller properties located near high-traffic areas may appear to have higher visit shares due to proximity effects. Additionally, if a visitor remained within the study area for more than two hours, locations inside the study area are also included in this list.

Location Name	Foot Traffic
Work	24.88%
Home	21.58%
Golf Courses 8475 8475, S Lake Shore Dr, Harbor Springs, MI	4.90%
Marathon Petroleum 127472 3473 M 119, Harbor Springs, MI	2.85%
Malls and Shopping Centers 1131 N Us Highway 31, Petoskey, MI	2.58%
Malls and Shopping Centers 1590-1850 Anderson Road, Petoskey, MI	2.18%
British Petroleum 510 W Conway Rd, Harbor Springs, MI	1.99%
Western Union 1201 Lears Rd, Petoskey, MI	1.13%
Malls and Shopping Centers 2160-2180 Anderson Road, Petoskey, MI	0.99%
Brewers Association 5699 S Lake Shore Dr, Harbor Springs, MI	0.86%
Malls and Shopping Centers 248 S Huron Ave, Mackinaw City, MI	0.79%
Marathon Petroleum 6031 308 S Nicolet Street, Mackinaw City, MI	0.73%
Brewers Association 1844 M 119 Harbor-Petoskey Rd, Petoskey, MI	0.66%
Autograph Collection Hotels PLNAK 3600 Village Harbor Drive, Bay Harbor, MI	0.60%
BC Pizza 910 910 Spring St, Petoskey, MI	0.60%
British Petroleum 45 US-31 S, Pellston, MI	0.60%
Malls and Shopping Centers 910 Spring St, Petoskey, MI	0.60%
CITGO Petroleum 14992 N Mackinaw Hwy, Mackinaw City, MI	0.53%
Marathon Petroleum 23952 5727 US Highway 31, Levering, MI	0.53%
Marathon Petroleum 79228 7640 US 31, Alanson, MI	0.53%
Meijer 257 1201 Lears Rd, Petoskey, MI	0.53%
Mobil 200312665 105 Franklin Park, Harbor Springs, MI	0.53%
McDonald's US 3845 1178 Hwy 31 N, Petoskey, MI	0.46%
Phillips Edison 1590-1850 Anderson Road, Petoskey, MI	0.46%
Best Western 23114 8514 M-119, Harbor Springs, 49740-9586, MI, USA Michigan	0.40%

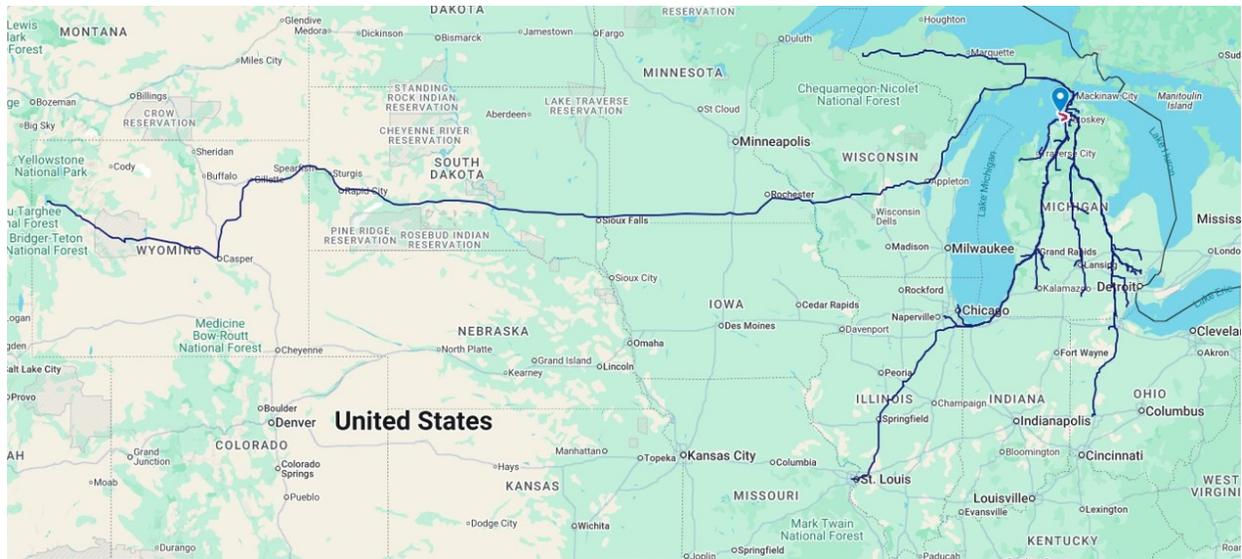
Routes

The maps below show which routes people used to reach the point of interest.



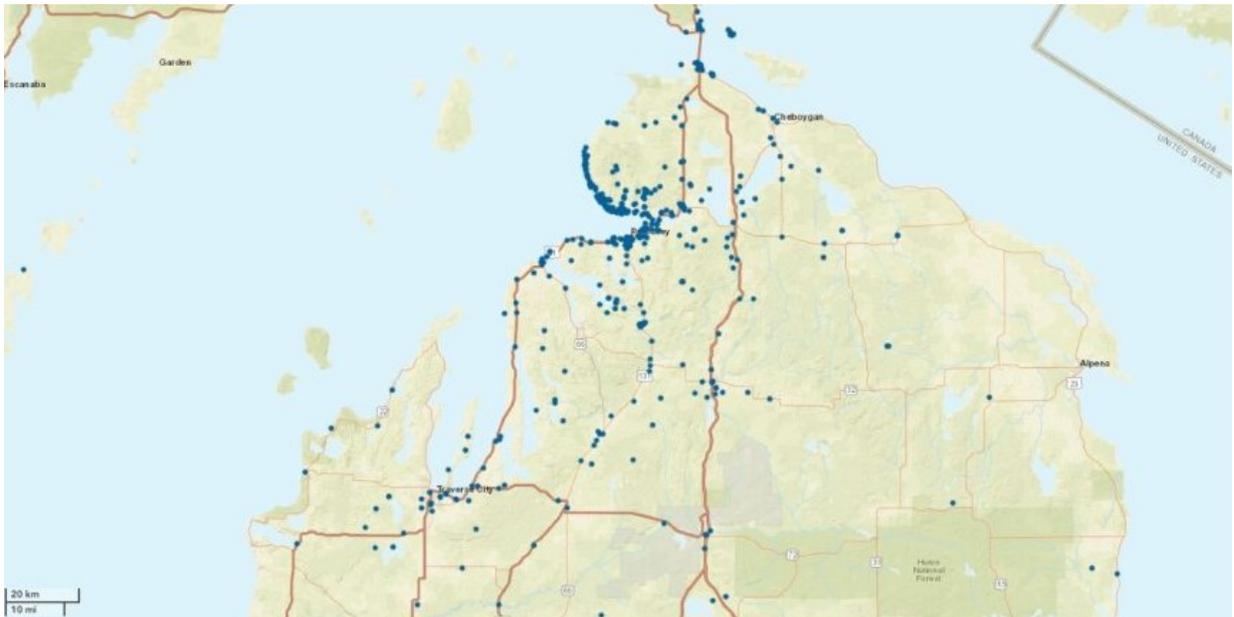
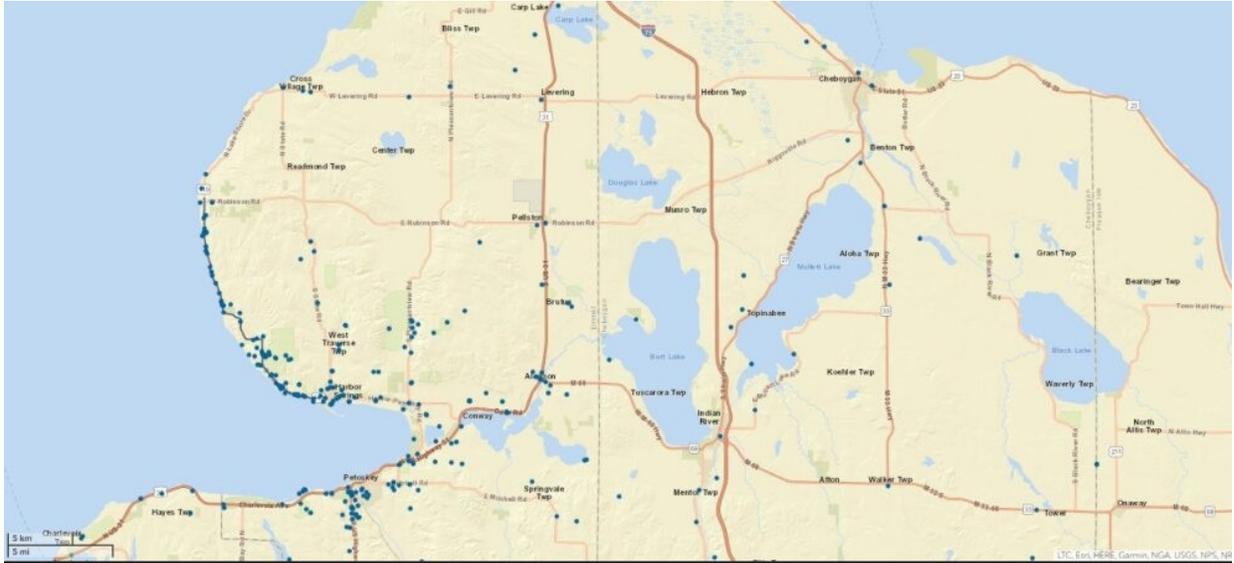
Routes Cont.

The map below shows which routes people used to reach the point of interest.



Distance

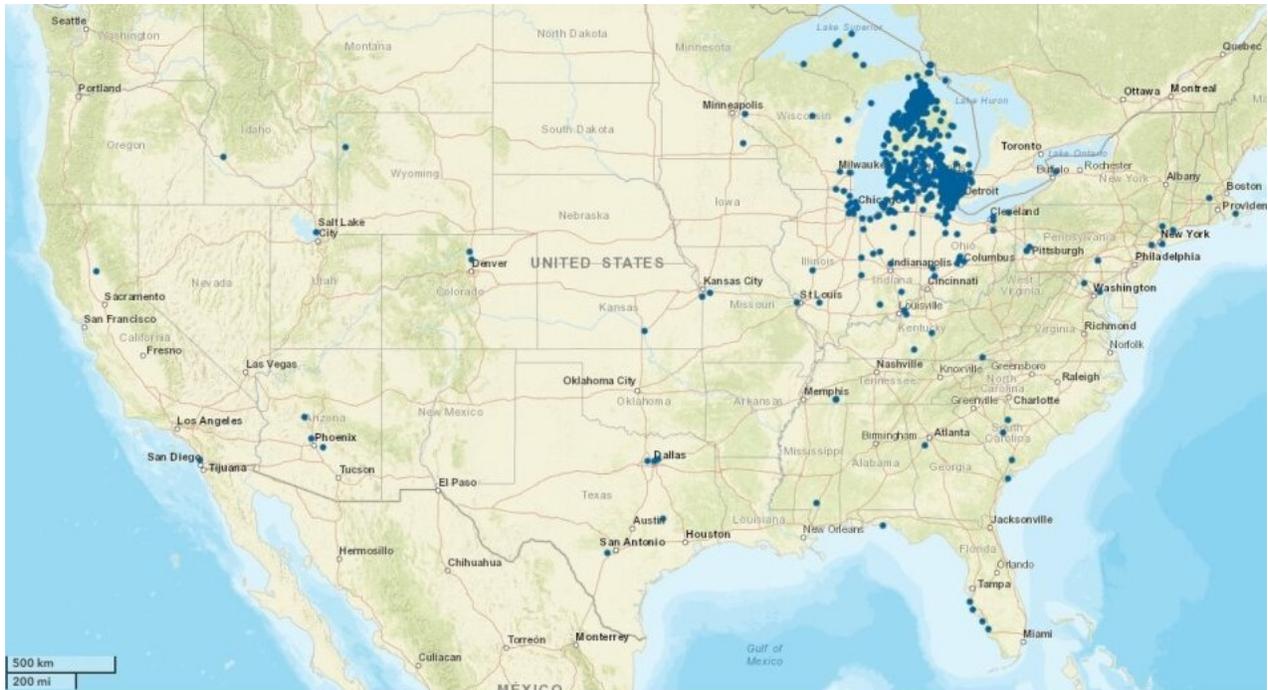
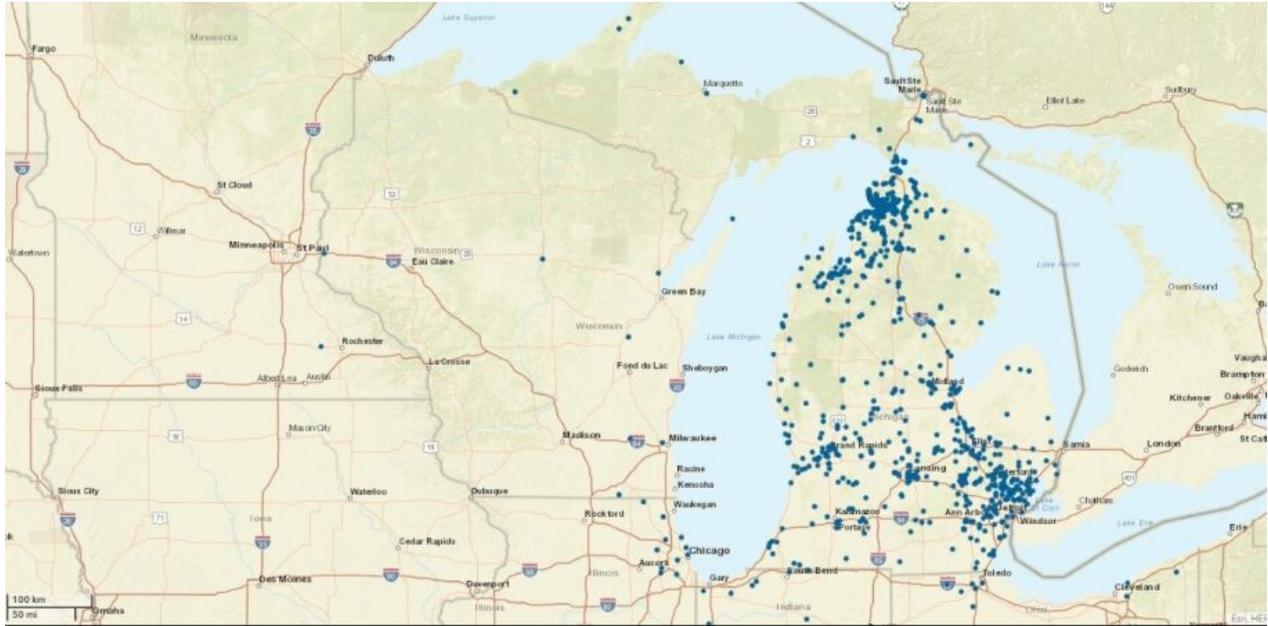
The maps below show distance people traveled from home location.



L. Cobalt 360 Report

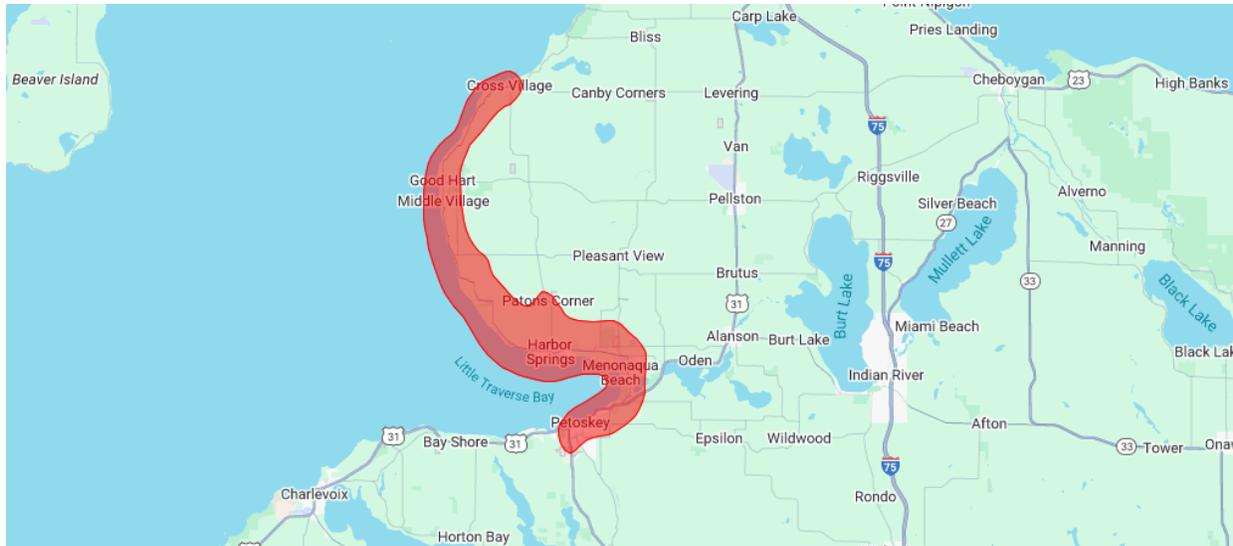
Distance Cont.

The maps below show distance people traveled from home location.



L. Cobalt 360 Report

The map below shows the geographic area from which the study area receives the majority of visits.



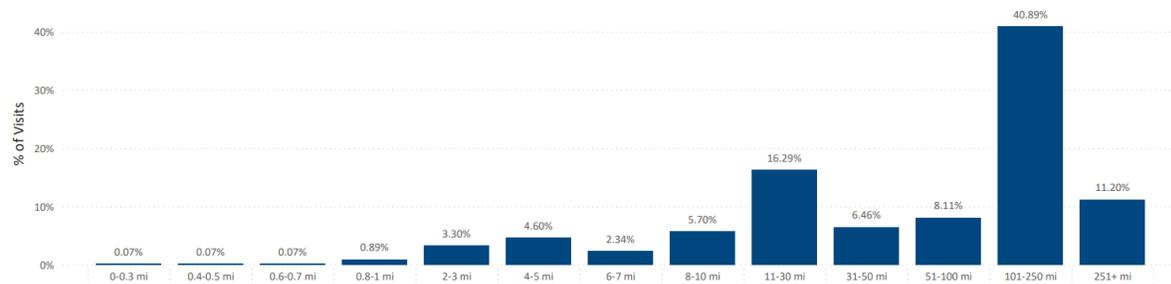
L. Cobalt 360 Report

The table below shows the top 25 ZIP Codes that are home to these individuals.

Zip Code	City/Twp	State	% of Visits
49740	West Traverse township	MI	7.19%
49740	Friendship township	MI	3.80%
49770	Bear Creek township	MI	3.39%
49770	Petoskey city	MI	2.67%
49740	Harbor Springs city	MI	1.85%
49701	Mackinaw township	MI	1.59%
49740	Little Traverse township	MI	1.34%
49712	Boyne City city	MI	1.28%
49706	Littlefield township	MI	1.13%
49770	Resort township	MI	1.13%
49713	Boyne Valley township	MI	1.08%
51503	Kane township	IA	0.87%
49659	Mancelona township	MI	0.87%
49740	Pleasantview township	MI	0.87%
49740	Readmond township	MI	0.72%
49757	Mackinac Island city	MI	0.67%
49770	Springvale township	MI	0.56%
48439	Grand Blanc charter township	MI	0.51%
49713	Chandler township	MI	0.46%
48642	Midland city	MI	0.46%
48060	Port Huron city	MI	0.46%
49701	Wawatam township	MI	0.46%
49720	Charlevoix city	MI	0.41%
49684	Garfield charter township	MI	0.41%
49735	Gaylord city	MI	0.41%

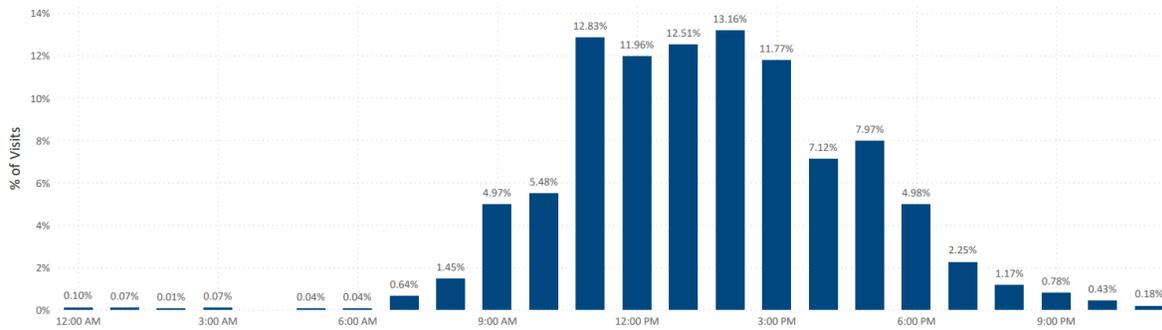
How far people traveled to reach the study area during the study period.

Visitors by Distance

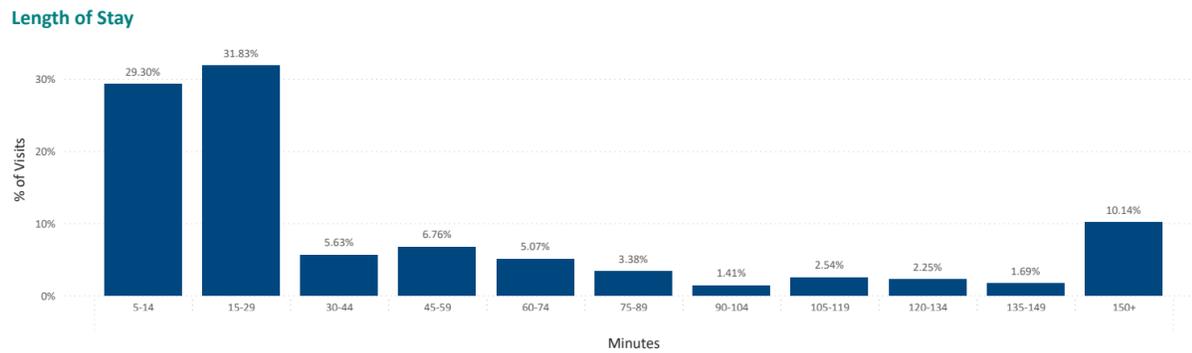


L. Cobalt 360 Report

This graph shows visits by hour. Hourly visits are not unique since visits may overlap between hours or last several hours.



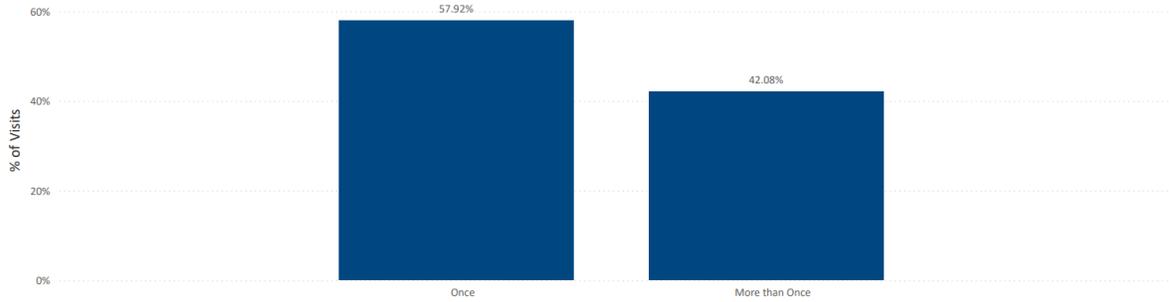
How long visits lasted



L. Cobalt 360 Report

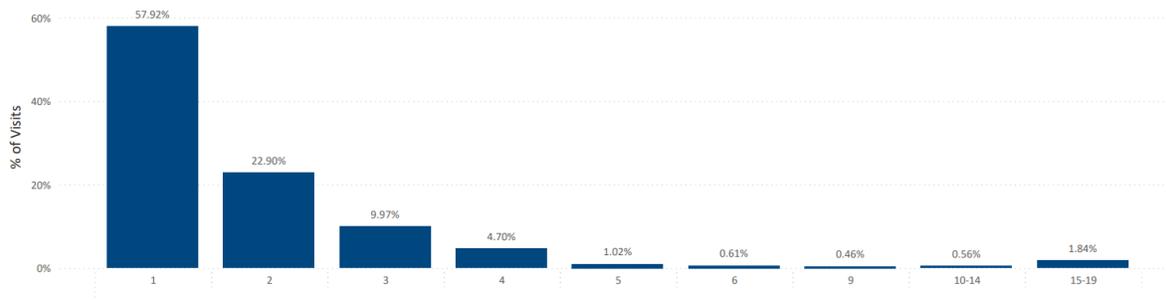
The chart below reflects how many people visited only one time, compared to how many returned to the POI more than once during the study period.

Loyal vs Casual



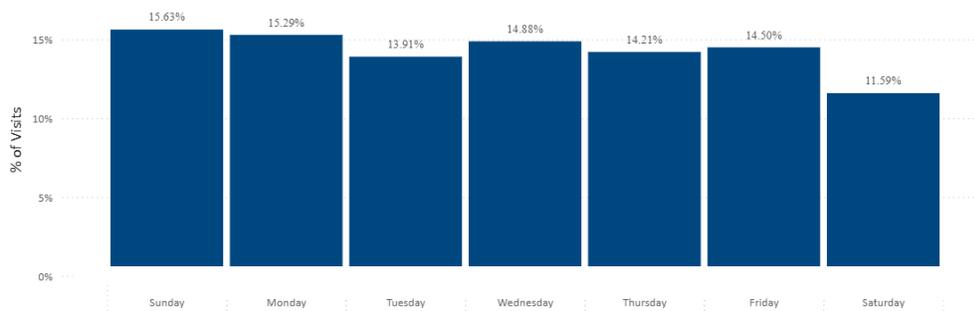
How frequently people returned to the study area during the study period.

Visit Frequency



Daily Visits: Includes people who may visit more than one day per week

Daily Visits



PART 2:

POPULATION SEGMENTS
IN THE
TRADE AREA

POTENTIAL MARKET DEMOGRAPHIC AND COMPARISON SEGMENTATION

The following pages show the characteristics of those people who have visited your point of interest and those who share the same characteristics –potential future visitors in the market trade area. Population totals reflect the total potential market, which is a larger number than the actual visitors to your point of interest.

Each table is organized into 5 columns:

Columns 1 and 3 identify the type of information mirroring your visitors and your comparison area (usually county).

Columns 2 and 4 show the corresponding value or percentage for that category.

Column 5 shows the differences between the two.

Demographics				
2025 Key Demographic Indicators (Esri)				
Study Area Total Market Mirroring Visitors	Value	Comparison Area	Value	Difference
2025 Total Population	901,267	2025 Total Population	34,498	
2025 American Indian Population (%)	0.9%	2025 American Indian Population (%)	3.2%	-2.3%
2025 Asian Population (%)	3.8%	2025 Asian Population (%)	0.5%	3.2%
2025 Black Population (%)	4.7%	2025 Black Population (%)	0.6%	4.1%
2025 Pacific Islander Population (%)	0.1%	2025 Pacific Islander Population (%)	0.1%	0.0%
2025 White Population (%)	81.7%	2025 White Population (%)	89.3%	-7.7%
2025 Other Race Population (%)	2.1%	2025 Other Race Population (%)	0.6%	1.5%
2025 Population of 2+ Races (%)	6.8%	2025 Population of 2+ Races (%)	5.7%	1.2%
2025 Hispanic Population (%)	6.0%	2025 Hispanic Population (%)	2.1%	3.9%
2025 Age: 5 Year Increments (Esri)				
Study Area Total Market Mirroring Visitors	Value	Comparison Area	Value	Difference
2025 Median Age	42.6	2025 Median Age	47.4	-4.8
2025 Population Age 0-4 (%)	5.0%	2025 Population Age 0-4 (%)	4.1%	0.9%
2025 Population Age 5-9 (%)	5.5%	2025 Population Age 5-9 (%)	4.8%	0.7%
2025 Population Age 10-14 (%)	5.8%	2025 Population Age 10-14 (%)	5.0%	0.8%
2025 Population Age 15-19 (%)	6.2%	2025 Population Age 15-19 (%)	5.2%	0.9%
2025 Population Age 20-24 (%)	6.5%	2025 Population Age 20-24 (%)	5.1%	1.4%
2025 Population Age 25-29 (%)	5.9%	2025 Population Age 25-29 (%)	5.4%	0.5%
2025 Population Age 30-34 (%)	6.0%	2025 Population Age 30-34 (%)	5.6%	0.4%
2025 Population Age 35-39 (%)	6.1%	2025 Population Age 35-39 (%)	5.9%	0.1%
2025 Population Age 40-44 (%)	6.1%	2025 Population Age 40-44 (%)	6.1%	0.0%
2025 Population Age 45-49 (%)	5.8%	2025 Population Age 45-49 (%)	5.5%	0.3%
2025 Population Age 50-54 (%)	6.1%	2025 Population Age 50-54 (%)	6.0%	0.1%
2025 Population Age 55-59 (%)	6.3%	2025 Population Age 55-59 (%)	6.3%	0.1%
2025 Population Age 60-64 (%)	6.9%	2025 Population Age 60-64 (%)	7.6%	-0.7%
2025 Population Age 65-69 (%)	6.8%	2025 Population Age 65-69 (%)	8.4%	-1.6%
2025 Population Age 70-74 (%)	5.7%	2025 Population Age 70-74 (%)	7.1%	-1.5%
2025 Population Age 75-79 (%)	4.3%	2025 Population Age 75-79 (%)	5.5%	-1.2%
2025 Population Age 80-84 (%)	2.8%	2025 Population Age 80-84 (%)	3.4%	-0.6%
2025 Population Age 85+ (%)	2.4%	2025 Population Age 85+ (%)	3.0%	-0.6%
2025 Population Age 18+ (%)	80.2%	2025 Population Age 18+ (%)	83.0%	-2.8%

Demographics				
2025 Income (Esri)				
Study Area Total Market Mirroring Visitors	Value	Comparison Area	Value	Difference
2025 Median Household Income	\$79,986	2025 Median Household Income	\$74,450	\$5,536
2025 HH Income <\$15000 (%)	7.5%	2025 HH Income <\$15000 (%)	8.1%	-0.5%
2025 HH Income \$15000-24999 (%)	5.9%	2025 HH Income \$15000-24999 (%)	6.7%	-0.8%
2025 HH Income \$25000-34999 (%)	5.9%	2025 HH Income \$25000-34999 (%)	7.2%	-1.3%
2025 HH Income \$35000-49999 (%)	10.6%	2025 HH Income \$35000-49999 (%)	10.2%	0.4%
2025 HH Income \$50000-74999 (%)	16.9%	2025 HH Income \$50000-74999 (%)	18.1%	-1.3%
2025 HH Income \$75000-99999 (%)	12.9%	2025 HH Income \$75000-99999 (%)	14.3%	-1.4%
2025 HH Income \$100000-149999 (%)	17.9%	2025 HH Income \$100000-149999 (%)	15.9%	2.1%
2025 HH Income \$150000-199999 (%)	9.9%	2025 HH Income \$150000-199999 (%)	7.5%	2.4%
2025 HH Income \$200000+ (%)	12.5%	2025 HH Income \$200000+ (%)	12.0%	0.5%

2025 Educational Attainment (Esri)				
Study Area Total Market Mirroring Visitors	Percent	Comparison Area	Percent	Difference
2025 Pop Age 25+: < 9th Grade (%)	1.9%	2025 Pop Age 25+: < 9th Grade (%)	0.7%	1.1%
2025 Pop Age 25+: High School/No Diploma (%)	4.0%	2025 Pop Age 25+: High School/No Diploma (%)	2.9%	1.2%
2025 Pop Age 25+: High School Diploma (%)	23.0%	2025 Pop Age 25+: High School Diploma (%)	21.9%	1.1%
2025 Pop Age 25+: GED (%)	3.5%	2025 Pop Age 25+: GED (%)	2.5%	0.9%
2025 Pop Age 25+: Some College/No Degree (%)	19.4%	2025 Pop Age 25+: Some College/No Degree (%)	19.6%	-0.2%
2025 Pop Age 25+: Associate's Degree (%)	10.6%	2025 Pop Age 25+: Associate's Degree (%)	10.2%	0.4%
2025 Pop Age 25+: Bachelor's Degree (%)	23.0%	2025 Pop Age 25+: Bachelor's Degree (%)	24.7%	-1.8%

Occupation				
Type of Work				
Study Area Total Market Mirroring Visitors	Percent	Comparison Area	Percent	Difference
White Collar	62.2%	White Collar	59.7%	2.5%
Management	12.2%	Management	12.1%	0.1%
Business/Financial	6.3%	Business/Financial	4.3%	2.0%
Computer/Mathematical	3.4%	Computer/Mathematical	1.0%	2.4%
Architecture/Engineering	3.2%	Architecture/Engineering	1.9%	1.3%
Life/Physical/Social Sciences	1.0%	Life/Physical/Social Sciences	0.7%	0.3%
Community/Social Service	1.7%	Community/Social Service	1.5%	0.2%
Legal	1.0%	Legal	0.9%	0.1%
Education/Training/Library	5.8%	Education/Training/Library	6.7%	-0.9%
Arts/Design/Entertainment	1.8%	Arts/Design/Entertainment	2.4%	-0.6%
Healthcare Practitioner	7.0%	Healthcare Practitioner	7.3%	-0.3%
Sales and Sales Related	9.0%	Sales and Sales Related	11.9%	-2.9%
Office/Administrative Support	9.8%	Office/Administrative Support	9.0%	0.8%
Blue Collar	22.0%	Blue Collar	21.1%	0.9%
Farming/Fishing/Forestry	0.4%	Farming/Fishing/Forestry	0.2%	0.2%
Construction/Extraction	4.9%	Construction/Extraction	6.0%	-1.1%
Installation/Maintenance/Repair	2.9%	Installation/Maintenance/Repair	2.6%	0.3%
Production	6.5%	Production	4.6%	1.9%
Transportation/Material Moving	7.2%	Transportation/Material Moving	7.7%	-0.5%
Services	15.8%	Services	19.2%	-3.4%
Healthcare Support	3.2%	Healthcare Support	3.7%	-0.5%
Protective Service	1.7%	Protective Service	1.9%	-0.2%
Food Preparation/Serving	5.3%	Food Preparation/Serving	5.3%	0.0%
Building Maintenance	3.4%	Building Maintenance	6.4%	-3.0%
Personal Care/Service	2.3%	Personal Care/Service	1.9%	0.4%
Industry				
Study Area Total Market Mirroring Visitors	Percent	Comparison Area	Percent	Difference
Agriculture/Forestry/Fishing	1.2%	Agriculture/Forestry/Fishing	0.7%	0.5%
Mining/Quarrying/Oil & Gas	0.1%	Mining/Quarrying/Oil & Gas	0.0%	0.1%
Construction	6.9%	Construction	9.5%	-2.6%
Manufacturing	15.3%	Manufacturing	9.0%	6.3%
Wholesale Trade	1.9%	Wholesale Trade	1.3%	0.6%
Retail Trade	11.0%	Retail Trade	14.0%	-3.0%
Transportation/Warehousing	3.6%	Transportation/Warehousing	2.9%	0.7%
Utilities	1.0%	Utilities	0.7%	0.3%
Information	1.1%	Information	1.1%	0.0%
Finance/Insurance	4.6%	Finance/Insurance	2.7%	1.9%
Real Estate/Rental/Leasing	1.5%	Real Estate/Rental/Leasing	2.2%	-0.7%
Professional/Scientific/Tech	6.8%	Professional/Scientific/Tech	5.2%	1.6%
Management of Companies	0.1%	Management of Companies	0.0%	0.1%
Admin/Support/Waste Management	4.0%	Admin/Support/Waste Management	5.6%	-1.6%
Educational Services	8.6%	Educational Services	7.4%	1.2%
Health Care/Social Assistance	14.4%	Health Care/Social Assistance	15.5%	-1.1%
Arts/Entertainment/Recreation	2.4%	Arts/Entertainment/Recreation	4.0%	-1.6%
Accommodation/Food Services	6.8%	Accommodation/Food Services	9.0%	-2.2%
Other Services (Excluding Public)	4.3%	Other Services (Excluding Public)	4.0%	0.3%
Public Administration	4.4%	Public Administration	5.2%	-0.8%

PSYCHOGRAPHIC SEGMENTATION

The following data show the characteristics of those people who have visited your point of interest, your audience.

The ArcGIS Tapestry dataset groups residents into segments based on shared demographic, socioeconomic, and lifestyle characteristics, offering insight into the unique composition of each segment. For a broader view of consumer markets, segments are summarized into LifeMode groups based on key shared demographic characteristics, with an emphasis on age, income, household type, and population density. LifeMode groups, which are designated by the first letter in the code in parentheses, are further categorized into segments, providing greater insights on tighter cohorts of individuals.

Top Household Psychographic Segments			
Study Area Visitors Tapestry Segment	Percent	Comparison Area Tapestry Segment	Percent
Room to Roam (K7)	11.5%	Room to Roam (K7)	20.0%
Savvy Suburbanites (L1)	6.6%	Rural Resort Dwellers (I5)	19.0%
Country Charm (I7)	6.2%	Country Charm (I7)	15.2%
Rural Resort Dwellers (I5)	5.5%	Silver and Gold (J4)	7.7%
Flourishing Families (H1)	5.3%	Legacy Hills (K1)	6.4%
Rooted Rural (I4)	4.4%	Moderate Metros (C6)	6.3%
Legacy Hills (K1)	4.2%	City Greens (K6)	6.0%
Loyal Locals (K3)	4.2%	Retirement Communities (J3)	4.0%
Middle Ground (K2)	3.9%	Rural Versatility (E5)	4.0%
Classic Comfort (K4)	3.6%	Burbs and Beyond (K8)	3.3%
Burbs and Beyond (K8)	3.5%	Rooted Rural (I4)	3.1%
Retirement Communities (J3)	3.1%	Emerging Hub (D1)	2.8%
Heartland Communities (I3)	2.6%	Loyal Locals (K3)	2.0%
Professional Pride (L2)	2.4%		
Southern Satellites (I6)	2.2%		
City Greens (K6)	2.2%		
Top Tier (L3)	2.1%		
Hometown Charm (E3)	2.1%		
Silver and Gold (J4)	2.0%		
Small Town Sincerity (I1)	1.9%		

For details about each segment, visit www.cobalt360.org/tapestry