

# Village of Grand Beach

## 2024 Master Plan

“Grand Beach strives to be a premier lakefront community that embraces relaxation, recreation, community activity, natural beauty, and safety which promotes family and friends to come together for generations.”



*Village of*  
**GRAND BEACH**  
*Michigan*

# Village of Grand Beach: Master Plan 2024

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FOR PUBLIC REVIEW

## Master Plan Introduction

### Welcome

Welcome to the Grand Beach 2024 Master Plan – a vision for the future of our Village for the next 15 to 20 years. To maintain the Village as a community with a high quality of life, vibrant traditions, abundant natural beauty, and great recreation opportunities, we must work together with a common vision. This plan builds upon the previous Master Plans and work of the Village Council, and satisfies the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, requirements for a Master Plan.

This plan was developed through an open, public process led by community stakeholders who are committed to making a difference in the Village and creating a community where one can live, play, and relax with their families. It is based on the belief that, as citizens, we can make decisions today to create the Village of tomorrow. We understand that change happens, but we want to decide how that change will happen. This plan will help us decide how to manage that change for the two decades.

To guide us through this process, the following vision statement was established:

***Grand Beach strives to be a premier lakefront community that embraces relaxation, recreation, community activity, natural beauty, and safety which promotes family and friends to come together for generations.***

### Executive Summary

This Master Plan is the result of months of work by the Master Plan Task Force, a committee of the Grand Beach Planning Commission. The ten-member Task Force consisted of community members of Grand Beach who volunteered for this undertaking and their efforts resulted in this product. They began this effort in January 2023 and the final product was approved at the May 15, 2024 Council Meeting. A professional consultant was engaged to review the draft Master Plan to ensure the final document complies with State of Michigan law, and that it was a useful and manageable Master Plan.

This Master Plan has established five major goals:

- Goal 1: Maintain and enhance the residential character of the community which promotes the beauty and relaxed feeling, along with the strong sense of a positive community found in Grand Beach.
- Goal 2: Study, plan, and implement improvements for maintaining and enhancing beaches and beach access.
- Goal 3: Proactively maintain and improve Village infrastructure to enhance the health and welfare of Grand Beach.
- Goal 4: Provide a variety of recreational opportunities through safe and well-maintained parks and natural areas for all ages.
- Goal 5: Demonstrate accountability to the community for the implementation of the Master Plan.

As part of the Master Planning process, the Village homeowners were asked for input on several occasions. Through that input, the following objectives for each of the goals were identified as top priorities for Grand Beach in the coming years. These objectives and the associated tasks can be found in the [Action Plan section](#) of this document.

**Goal 1 Residential Character**

- 1a. Maintain a single-family residential community;
- 1b. Maintain our current zoning;
- 1c. Enact an Ordinance to protect our trees;
- 1d. Create a committee to study the use of the Village Hall and surrounding outside spaces.

**Goal 2 Beach Retrieval and Enhancement**

- 2a. Create a committee to determine options to improve/bring back the beaches;
- 2b. Pump sand from the lake to replenish the sand on the beaches;
- 2c. Build breakwaters to protect the beaches from future erosion.

**Goal 3 Village Infrastructure**

- 3a. Repair/replace and maintain the roadways;
- 3b. Investigate solutions to the E. Coli in White Creek;
- 3c. Repair/replace trim around windows and paint the trim of Village Hall;
- 3d. Make the Whitewood Beach Pier safe and available for public viewing;
- 3e. Add 4 handicap spaces on the second floor of Village Hall;
- 3f. Improve signage in the Village;
- 3g. Insulate the interior of the maintenance building and paint the exterior;
- 3h. Build new and repair old sidewalks.

**Goal 4 Recreation**

- 4a. Replace the golf course irrigation system;

- 4b. Build new pickleball courts;
- 4c. Repair the golf course sand traps;
- 4d. Create spaces and activities for the community to meet and socialize;
- 4e. New tennis courts;
- 4f. New basketball court.

**Goal 5 Accountability**

- 5a. Improve communication between the Village and homeowners;
- 5b. Enforce the new Short Term Rental Ordinance;
- 5c. Prepare an annual Capital Improvement Plan.

Also included in Goal 5 is the mechanism through which progress on the objectives and actual efforts undertaken will be measured. The introduction of an annual report from the Village Council is meant to hold everyone accountable for following through with the implementation of the Master Plan.

In the following documentation and in the appendices, the reader will find all the supporting details for all these objectives. Since some of these objectives were already in cue to be addressed by the Village Council, those efforts have not been deferred and some of these objectives are in process or completed as of the finalization of this Master Plan. It is also intended that the Planning Commission review this Master Plan annually and offer updates as appropriate each year. After a five-year period, it is recommended that a major review of the Master Plan be undertaken. After 10 years it may be appropriate to prepare a new Master Plan.

**Purpose and Intent**

A policy document, this plan is to be used by Village leaders, residents, and stakeholders to make decisions about future growth, development, design, policy, and capital improvements. In addition, this document is intended to fulfill the requirements and provide the functions of a Master Plan as required by the State of Michigan.

A Master Plan is used for a variety of purposes and is a guide for the future:

- Basis for the Zoning Ordinance. One of the requirements that make zoning constitutionally valid is that the ordinance be based on a comprehensive plan for the development of the jurisdiction. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that zoning ordinances be based on a Master Plan.

- Basis for Proactive Projects and Programs that Improve the Community. A fundamental part of the master planning process is the public involvement that forms the basis for the future land use plan and indicates the community's desires for its future and its long-term vision for growth and development. The goals and objectives are the heart of the Master Plan and present that vision and the way it will be achieved. This document presents the vision of the community over the next 20 years, but also includes a number of specific, short term implementation activities intended to realize the overall vision of the plan.

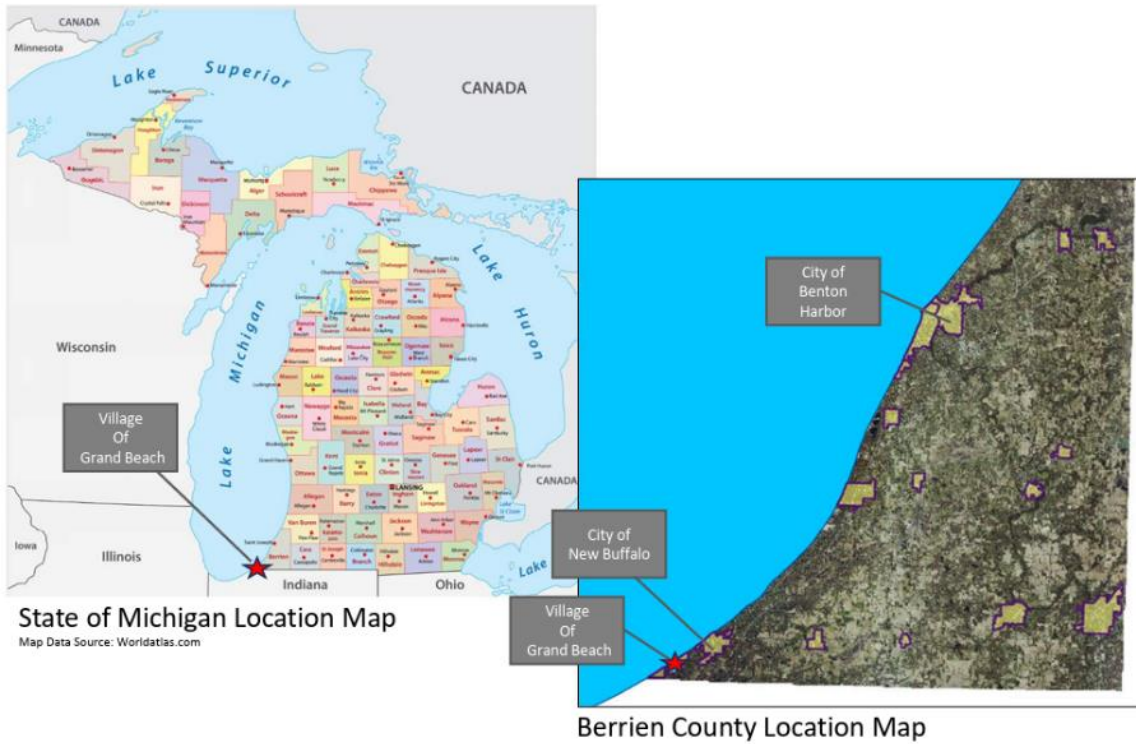
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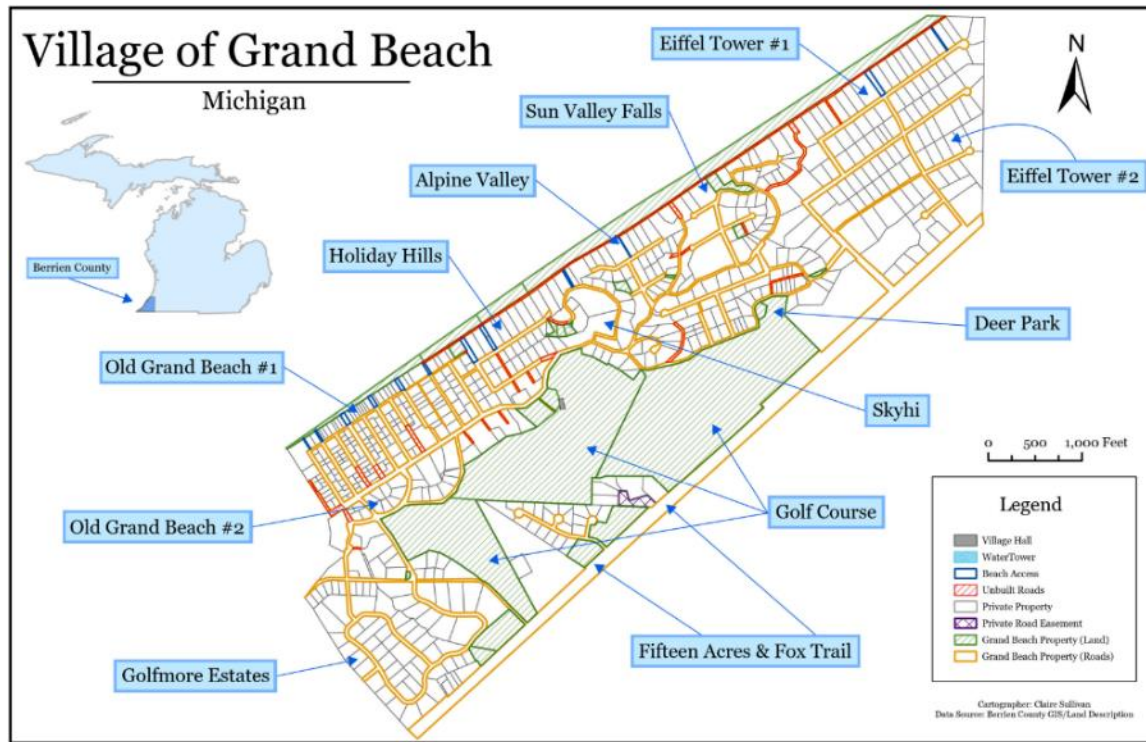


## PART 1: Community Profile

### Grand Beach Location and Map

Below are a series of maps that show the location of Grand Beach in Michigan, as well as a view of the areas within the village as they are commonly named. For more detailed maps and views, please see [Appendix: Maps](#).





## Grand Beach History

In earlier centuries, our Village land had been home to numerous Native American tribes. Our landscape was once rich in virgin pine which was harvested for telephone poles and railroad ties. Now second growth timber abounds, mostly oak.

Starting in the early 1900's, entrepreneurs Floyd Perkins and George Ely acquired and combined a 700-acre tract of land and began to develop it as a resort. It was named Grand Beach Springs reflecting both its grand beach and the natural springs found on the property. Later the name was shortened to "Grand Beach" as we know it today.

Development began around 1907. This development included the building of roads, bridges, waterworks, cottages, and golf courses. Whitewood was the very first road. Later, Royal Avenue was cut through. Twenty portable cottages were purchased from Sears, Roebuck, and Co. offered as rentals by the developer. Families began arriving in numbers. By 1911, in addition to the 20 rental cottages, 28 privately owned cottages were constructed, and the developer opened the first nine-hole golf course. (Sidenote: the designer of our iconic Grand Beach Golf Course had a "naturalist's approach" to golf course design. He used natural features to maximum advantage. He also strived to allow for enjoyable play for both

beginners and more advanced players). Tom Bendelow, a leading golf course architect of the day, designed over 400 golf courses coast to coast including Medinah #3 outside Chicago where three US Opens, three Western Opens, and the 1999 PGA Championship were played.

By 1917, Grand Beach “...just grew. Its development was without a plan; thus, in time there were many changes which had to be made to fit the changing conditions” (excerpt from “A Short History of the Village of Grand Beach).

In those early decades, a train stop was added just outside our gate and came clubhouses, piers, pavilions, hotels, 18 more holes for golf and even a ski jump was built. Despite these man-made additions, the area was still a favorite of nature lovers with plenty of sandy dunes to be climbed and open lands to be explored.

A Grand Beach property owners association was formed around 1930. At that stage, maintenance and improvements were funded by voluntary donations. However, this funding source was not reliable, so in 1934 the association leaders incorporated Grand Beach as a Village.

As the years went by, Grand Beach eventually evolved from its beginnings as a resort-based community. Gone were the resort hotel and the ski jump. The golf course was shortened back to nine holes. Single family homes continued to be built. Previously undeveloped areas of the Village were developed as private home sections with larger lots and less density.

As all this was happening, social and recreation opportunities grew for those wishing to do more than just relax. In addition to beach and lakefront activities, there is a long history of men and women’s golf, tennis, bridge, bingo, biking, hiking, sunset gazing, beach bonfires, children’s parties, children’s golf, book clubs, teen dances, Fourth of July family festivals, and a one-of-a-kind decorated golf cart parade. In the winter months, activities such as sledding, cross-country skiing, snowshoeing, and snowmobiling grew in popularity. The Grand Beach Social Club was created in 1940 and continues to coordinate many of the summer social and recreation opportunities for members. “Winter Warriors” is a volunteer group that coordinates potluck get-togethers for homeowners in Grand Beach in the colder months.

Lake Michigan is key to the history of Grand Beach. The lake was why the original developers chose this location to start a resort. And for the years since, the proximity to the lake made Grand Beach a very desirable place to build homes and a community. The original development plan platted a road on the lakeside of the lakefront parcels which defines the end of private properties on those properties' lakeside. This effectively means that the Village beaches are a community asset. Also, from early on, the Village preserved and has maintained ownership of many access points for Village residents to get to the beach. As beautiful as it is, Lake Michigan is not a static neighbor to the Village. Its level fluctuates in a 6’ range on a 30-year quasi cycle. When lake levels are lower, the beach is typically wide and plentiful. High lake level years mean less beach at times and erosion related threats to homes located closest to the lake.

An additional and ongoing challenge to maintaining sand on the beaches are man-made structures such as breakwaters and revetments. Breakwaters disrupt the natural process of sand migrating down the lake front. Revetments along the lake front can cause a scouring effect which exacerbates the problem.

Today, Grand Beach is known as an oasis for recreation and relaxation and for many, it serves as a safe harbor in turbulent times. The Village is residential. Having both smaller cottages - some dating back to the early 1900's - and larger, more expensive homes. The Village currently has a year-round population of 274 residents (per the 2020 census), but that number multiplies during the summer and fringe seasons. Many homeowners and their visitors are families who have been returning to Grand Beach for generations. Others who have more recently joined the Grand Beach community are beginning family traditions of their own.

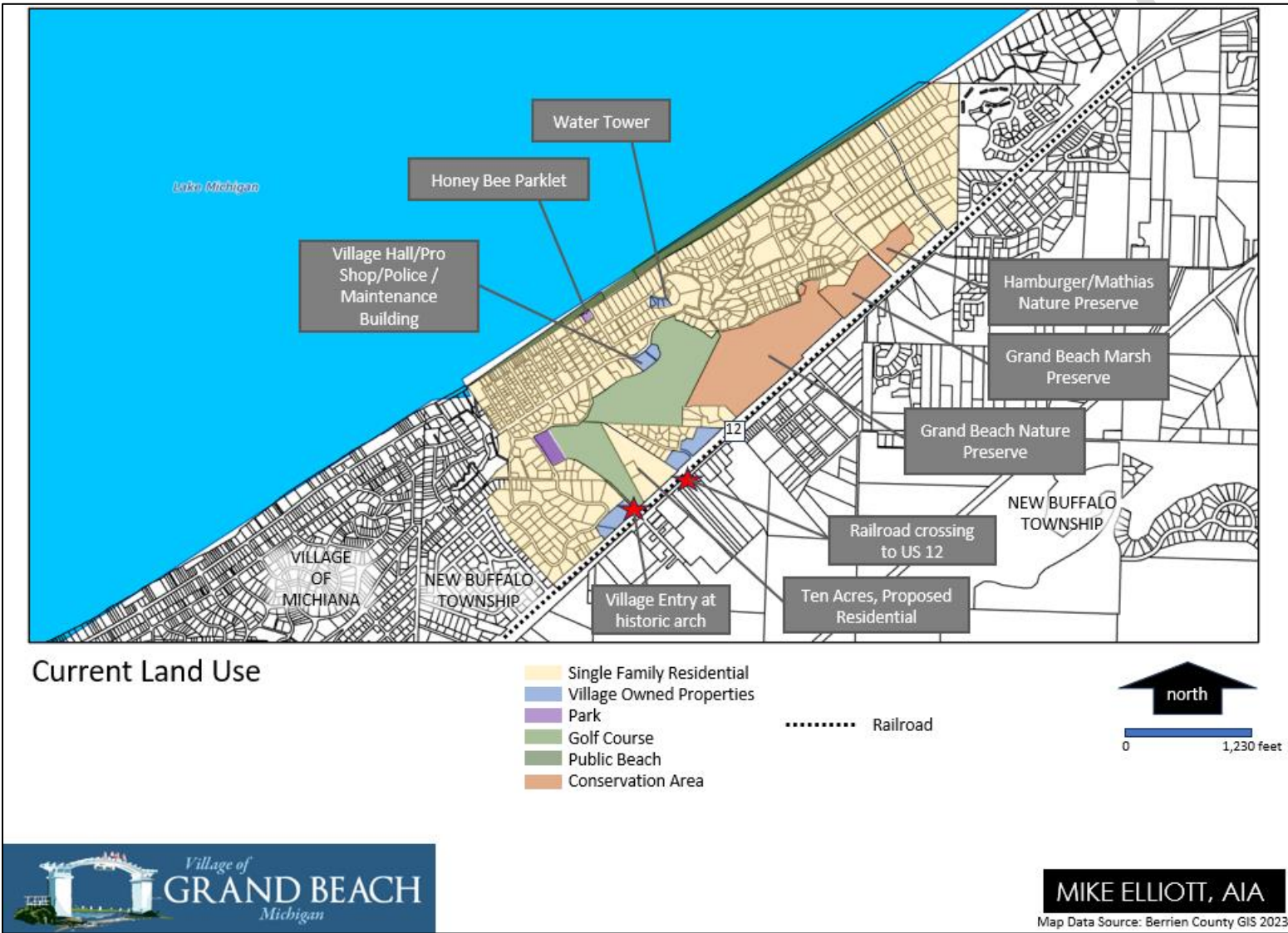
### Demographic and Census Data

Demographic data is based on full-time residents. In Grand Beach, most homeowners hold residency in other states. The statistics below do not include all the Grand Beach homeowners as the population is specific to full-time residents per census data.

	<u>2000</u>	<u>2010</u>	<u>2020</u>
Population	221	272	274
Households	108	133	174
Families	69	84	97
Housing Units	340	414	476
Unimproved/Undeveloped lots	Not available	Not available	180
Households w/ children Under 18	13.10%	15.80%	1.65%
Married Couples	60.20%	57.90%	Not available
Residents Under 18	13.10%	15.80%	4.29%
Residents 18-24	2.70%	2.70%	0.99%
Residents 25-44	14.50%	8%	8.25%
Residents 45-64	42.50%	37.90%	31.35%
65 and Over	27.10%	35.70%	55.12%
Median Household Income	\$ 61,875.00	Not available	\$ 103,000.00

### Current Land Use

The existing land use map provides a snapshot of land use and development in Grand Beach at this time. As the community continues to be developed, there is little change in the way land is used. Grand Beach is primarily a residential community. The existing land uses are displayed on the Current Land Use Districts map.



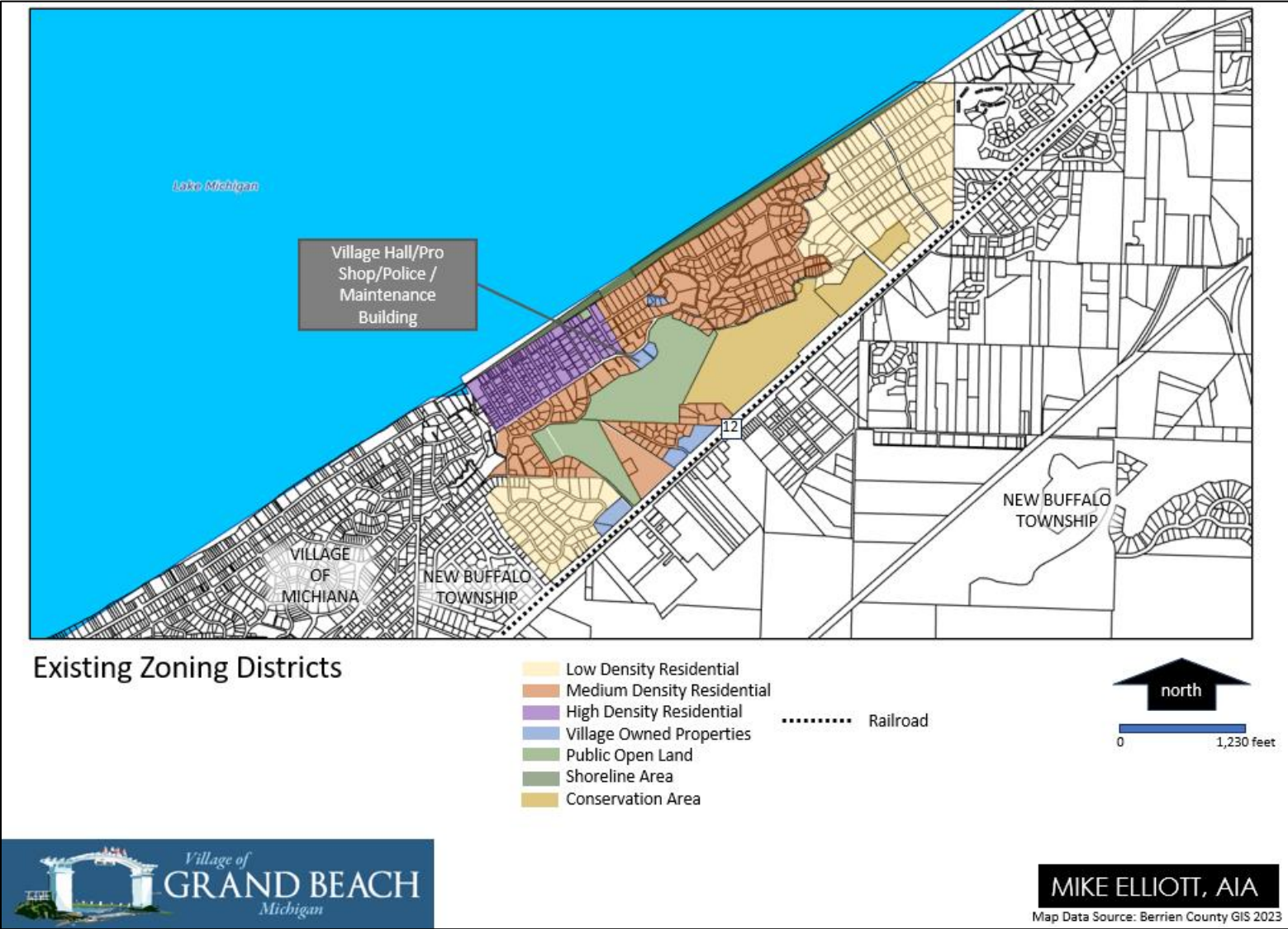
The following is a brief description of each of the land use categories identified on the map:

- **Single Family Residential:** Improved land parcels having dwelling units utilized for residential purposes. All of the units are detached, single family homes with new construction based on the specific zoning regulations.
- **Village Owned Properties:** Land owned by the Village and utilized as the Village Hall, Police Station, Pro Shop, Maintenance Garage, and the Water Tower property. The Village Hall is in the former clubhouse building adjacent to the golf course. There are additional parcels owned by the Village with no designated purpose at this time.
- **Public:** The land and facilities which are operated by the Village and available for use by the public or those with a particular interest. This includes the park on Royal Avenue, the golf course, Honey Bee Parklet, and the public beach along Lake Michigan. There are a number of Village owned easements providing access points throughout the neighborhoods. The Honey Bee Parklet is a recent donation by a resident of Grand Beach.



- **Conservation Areas:** There are three conservation areas in the northeast portion of the Village. Recently purchased by Grand Beach is the 46-acre Grand Beach Nature Preserve. This was accomplished through a strong community effort of obtaining donations and grants. The other two parcels are on each side of Deer Park Drive. The conservation areas are designated by the Nature Conservancy as the Grand Beach Marsh Preserve and Hamburger-Mathias Nature Preserve on the west and east sides of Deer Park Drive, respectively.
- **Commercial:** The Village does not contain commercial uses within its jurisdiction but is served by adjacent commercial across US 12 and throughout New Buffalo Township, City of New Buffalo and adjacent Michigan City and LaPorte, Indiana.

- Additional Areas:** Agriculture, commerce, industry, public schools, forests, and wildlife refuges are not part of the small Grand Beach community. In the Village there are no transportation facilities, bridges, public transportation facilities, freight facilities, port facilities, or airports. There are no blighted areas in Grand Beach.



## Natural Features

The natural features in the Village play an important role in the development of current and future land uses and are part of the character of the community. The Village must ensure careful preservation of the natural features through continued protection, as once they are destroyed they are not easily repaired.

- **Trees**

- Originally, the land that is now Grand Beach was a pine forest. In the early 1900s, the pine trees were cut down for telegraph poles. Many of the current trees are oak and began growing as Grand Beach became a community over 100 years ago. Today's homeowners value the trees and have expressed concern when home developers excessively cut down trees on a property. A tree ordinance was passed by the Village Council in January 2024 with the hope that trees will be better preserved in the future.
- Over the years, the trees on public lands have received minimal care and maintenance. The Village Council submitted an application in November 2023 for a matching grant from the State of Michigan in the amount of \$10,000 and received the grant. The monies will be used to fund the following:
  - Identification of all trees in Grand Beach on public property along roadways, in parks, and along the trails in the Nature Preserve.
  - Determine the condition of these trees (size, health, species, and a maintenance timeline per tree).
  - Perform an annual review.

- **Wetlands**

- Wetlands include areas characterized by the presence of water that either saturates the soil or covers the land surface for all or portions of the year, and where such environments foster the growth of specific plant species. According to the U.S. Fish and Wildlife Service, the Village contains a line of wetlands in the conservation area into the vacant parcel northeast of the golf course and a small wetland to the southwest of Royal Avenue feeding into White Creek. All of the wetlands are described as primarily emergent or forested and semi-permanently, seasonally or temporarily flooded. Some areas are forested or scrub/shrub with broad-leave deciduous plants and trees.
- There are 17 catch basins throughout the Village that drain to Lake Michigan. They are inspected annually to ensure clear drainage and no pollutants are present.

- **Beaches and Waterways**

- The Lakefront and available beaches have been used by residents for swimming, boating, sunbathing, napping, reading, sailing, snorkeling, sandcastle building, bonfires, socializing, sunset watching, fishing, kayaking, body surfing and more. At times, the lakefront is one continuous "Grand Beach". When lake levels are in the higher part of their 30-year cycle, the beach is interrupted by water and revetments – creating pockets of beaches broken up into segments instead of one continuous beach.



- Stairs to the beach were common before the lake levels rose so high. Unfortunately, many stairs did not survive the pounding waters. Throughout the Village, viewing platforms are being built for the community to share the views of Lake Michigan and sunsets with their neighbors; such as the Ely Platform show in the picture below:



- At the time of this planning, there is little to no beach at Ely, Pine, Oak, Cedar, McKean, Sky-hi, Lake Park, Robin, and Lee Point. These beaches are expected to grow as the lake levels continue to move towards the lower parts of their cycle. This is expected to happen over the next several years.
- For more information on the currently observed conditions of the beaches and access points, please see [Appendix A](#).
- White Creek is the only waterway running through Grand Beach and accommodates storm water. At this time, there is evidence of E.coli in the creek water per Berrien County annual water testing.

## Infrastructure

### Buildings

The Village owns and maintains four distinct buildings/structures within Grand Beach:

- The Village Hall was opened in 1960. At that time, it was named the John Rohde Civic Center. In 1960, the center served as the social center, the club house, and the Post Office. Today, the Village Hall includes the Village office and meeting room, the Pro Shop, and community room on the second floor with a beautiful view of the golf course from three sides of large windows.

- The Maintenance Building was built in 1984 and currently houses the Police Department and the Maintenance Department.
- The Pump House on Walnut at the Lake was built in the early 1930s.
- The Golf Course Pump House was built in the early 1960s.



JOHN R. ROHDE CIVIC CENTER

*Village Hall (1970s) – originally the John R Rohde Civic Center*



*Maintenance Building (2023)*



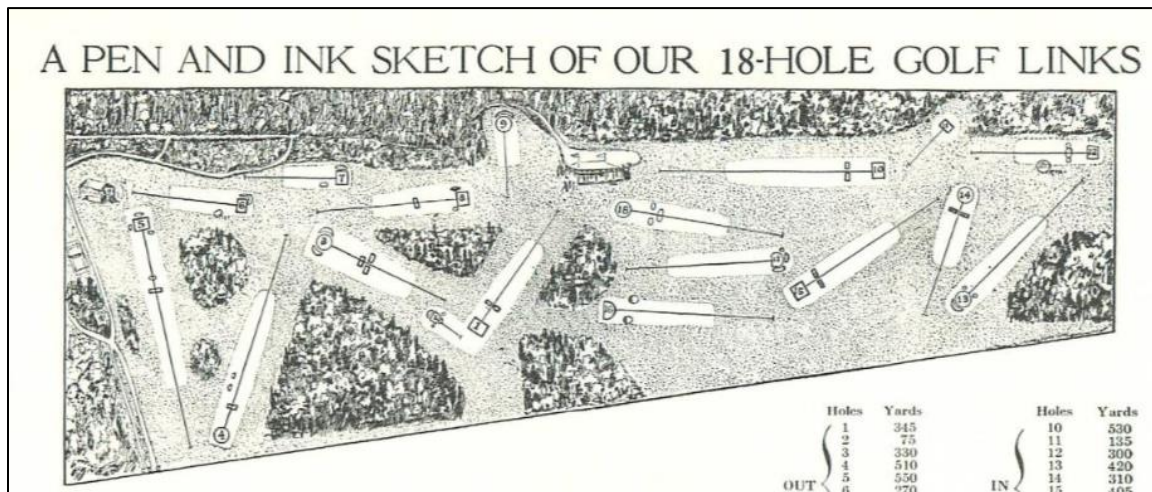
*Walnut Beach Water Pump (1920)*

More details on these structures can be found in [Appendix B](#).

## Golf Course

### History

The Village of Grand Beach owns and operates a nine-hole public golf course. The course was designed by golf course architect Tom Bendelow and opened in 1912. A bent grass course, it hosted 27 holes at one time. The sketch below is of the 18-hole private course with the area to the left resembling the current 9-hole course. In the area behind the current driving range, the faint outline of some of the past fairways is still visible today. The course was initially called the Grand Beach Family Golf and Country Club, with the first clubhouse located at the corners of Royal and Crescent. A second clubhouse was later built between the 8<sup>th</sup> and 9<sup>th</sup> green.



The Great Depression took its financial toll on the golf course. In 1940, faced with financial difficulties, the course owners reduced the course to 9 holes to limit the required upkeep of the course. The course was sold to a group of local residents who eventually donated it to the Village which owns and operates it today. It is unclear as to when the Village became the course owner.

The John Rohde Civic Center was dedicated in 1960, and currently serves and is known as Village Hall which includes the Pro Shop and additional event space.

The Grand Beach Golf Course has received positive reviews from a variety of publications throughout its history. In April 2023, Tim Gavrich of the PGA Professionals described it as a “Magical Golf Course” from a time in the past, “100%, complete, out-and-out throwback”. In August 2023, another great article was written by Jenny Kenny of Local Architecture Chicago. *100 Years of Golf at Grand Beach, MI: A “Mecca” of Golf* with a focus on the architect Tom Bendelow.

### Golf Course Operations

The golf course employs a golf pro and at different times of the year, the course employs additional people to staff the pro shop and serve as course rangers. The course does not offer tee times but rather a “first come first serve” approach.

The Pro Shop offers patrons a small selection of Grand Beach branded golf wear, glasses, etc. Concessions are limited to ice cream, snacks, and non-alcoholic beverages.

For more details on the golf course and the associated equipment, see [Appendix C](#).

### Roads

The asphalt paved roads in Grand Beach have deteriorated over the years. The deterioration of asphalt pavement can be natural as the materials that make up asphalt begin to break down and become affected by elements such as rain, sunlight, and chemicals. The Village has not had a major preventative program for extending the life of the roads. In addition to the weather, serious fatigue failure from heavy vehicle loads has added to

the breakdown. Minor repairs such as potholes and utility patching have been performed over the years. There are no plans or need to add additional roads throughout Grand Beach.

A major resurfacing program is needed but it is costly. In 2023, Grand Beach submitted a \$234,000 grant application for road repair from the State of Michigan but did not receive the money. The Village will continue to apply for future funding opportunities to improve the roads.

For more on the assessment and condition of the roads in 2023, see [Appendix D](#).

### Sidewalks

Grand Beach is principally a Village where the streets are the sidewalks, with a large volume of walkers throughout the Village. The “Old Grand Beach” residential area is currently the only section of the Village with sidewalks. The current condition of the sidewalks varies from new to very old and not usable. A determination should be made for long-term planning regarding which sidewalks are in good condition, which sidewalks need replacing, which sidewalks should be removed and not replaced, and where new sidewalks should be placed. Long-term planning will need to include funding methods.

For more on the assessment and condition of the sidewalks in 2023, see [Appendix E](#).

### Utilities

#### Water

The Village had a Water System Reliability Study performed in 2023. Grand Beach purchases treated water from Michiana for domestic use and fire protection to residential customers. Michiana purchased the water from Michigan City, Indiana which uses the surface water source of Lake Michigan. Normally water is supplied to the Village by Michiana’s normal operating system pressure, which is sufficient to fill the elevated storage tank. During periods of high demand, water is pumped into the Village Water System from the transmission main by the booster pump station located in the Public Works Building. During periods of low demand these pumps do not operate.

The Village owns and operates 12.6 miles of water main pipe. An elevated storage tank and booster pump station were added in 1984. In 2000, older 4” and 6” diameter watermains in the western part of the Village were replaced with 8” ductile iron watermains. An emergency interconnect to the New Buffalo Township water system was also installed near the east end of the Village. In 2012, an emergency interconnect to the distribution system in New Buffalo Township at the west end of the Village was constructed. Normal system pressures range from 40 psi to 60 psi.

The elevated storage tank has a 100,000-gallon capacity. MI EGLE (Michigan Department of Environment, Great Lakes, and Energy) recommends planning for additional capacity when the Village Water System demand reaches 70% of firm capacity. This recommended 70% of firm capacity would be equal to 504,000 gallons per day. The current required capacity is 417,000 gallons per day. Projected increases in capacity over the next ten years brings daily capacity to 484,000 gallons. Based on these calculations, the Village Water System demand should be below the 70% of the firm capacity over the next 10 years.

For recommendations on future water related projects, see [Appendix F](#).

### Sewers

Currently the only sewers in the Village are in the newest section of Golfmore Estates. The sewers connect to the New Buffalo sewer system and enter the Village approximately where the new homes are currently being built on Fairway Drive. The connection runs out to Route 12 where there is a pump station between Route 12 and the railroad tracks. The only new sewers foreseen at this point may be in the new development bounded by Grand Beach Road, Hole 4 on the Golf Course, and 15 Acres.

At this time, there are no plans for additional sewers throughout the Village to replace septic systems.

### Outside Utilities

Semco Energy provides natural gas and Indiana Michigan Power provides electricity to Grand Beach. Xfinity is the major cable and internet provider.

### Public Safety and Police

#### Safety

Grand Beach is generally a very safe community, but even the safest of communities can take steps to improve the welfare of the community and its homeowners as addressed below.

Grand Beach is a golf cart community which means the carts share the roads with cars. Both vehicles require drivers to be at least 16 years of age and have a current driver's license. Information regarding golf cart rules is presented to the community through the newsletter and email notices.

In 1909, the original Grand Beach Pier was built of wood and destroyed by ice the following winter. Another pier was built in 1912, and it, too, was destroyed by lake storms in 1929. The third pier, which stands today at Whitewood Beach, was built in 1973 by the Army Corps of Engineers. There are hazards around the pier which make it unsafe to jump off the pier into the lake. Engineers have reviewed the pier and determined that the metal cannot be removed without damaging the pier.



*Whitewood Beach Pier (2023)*

## Police

The Village Police Department was created and has continuously operated in Grand Beach since 1946. In November of 2019, the Village entered into a joint operating agreement with the Village of Michiana (“The Agreement for Extraterritorial Police Shared Services”) to consolidate into a single police department with one Police Chief for both Villages. The transition to a joint operating agreement financially saved the Village through wages, non-wage benefits, overtime and PT employee costs, vehicle expenses, and uniform costs. The joint operating agreement will be re-negotiated when it expires in 2024.

For more information on the police and their equipment, see [Appendix G](#).

## Recreation

As a summer resort community, Grand Beach offers a variety of recreational activities for homeowners and visitors. Some sand and water activities are based on the proximity to Lake Michigan. Other activities may include a leisurely stroll through the recently purchased Nature Preserve. For those looking for more activity, the nine-hole golf course has been providing enjoyment since 1911 when it was first built. Tennis courts, basketball courts, and a playground offer activities on the south end of Grand Beach along Royal Avenue. Many people love to grab their bicycles and tour the community.

### Playground

The playground in Grand Beach is in the far south section of the Village which is a 30+ minute walk from the far north boundary of the Village. It is located adjacent to Royal Avenue which can be a very busy street. The playground contains equipment that ranges from 20-50 years of age. Much of the equipment needs maintenance or replacement. The existing merry-go-round is scheduled to be removed due to safety concerns by the Park and Recreation Committee and replaced with a new one in the Spring of 2024 which was funded through a donation by a Grand Beach family.

### Nature Preserve

The Grand Beach Nature Preserve was purchased in 2022 through many donations and grants. It is 46 acres of untouched land that includes a pond and natural vegetation. Natural trails run throughout the preserve and are great for a hike with the family.

### Tennis and Basketball Courts

There are two tennis courts and one basketball court at the south end of the golf course next to Royal Avenue. They have been in place for many years and in need of upgrades.

## Finances

### Village Finances

The Village of Grand Beach has seven financial funds:

- The General Fund
  - Funded by Property Taxes.
  - The General Fund includes the day-to-day operation of the Village, including the Police Department.
  - The tax revenues accrue to the General Fund and are distributed to other funds as the Council decides.
- The Capital Fund
  - Funded from distributed revenues from the General Fund.
- The Golf Fund
  - The Golf Fund is funded through golf revenues such as greens fees.
- The Water Fund
  - The Water Fund is funded through utility revenues.
- The Major Street Fund
  - Funded from distributed revenues from the General Fund.
- The Minor Street Fund
  - Funded from distributed revenues from the General Fund.
- The Building Fund
  - The Building Fund is funded through building permit fees.

The revenues that support the specific funds are not allowed to be moved to other funds. The only exception is the General Fund revenues can be distributed with Village Council approval across the other funds. Each year the Village Council prepares an annual budget for the following year and that budget is always prepared with the intent of being a balanced budget. The Village always maintains a reserve and currently the reserve is approximately 14 months of expenses.

The Village of Grand Beach fiscal year runs from November 1 to October 31.

- For the year ending October 31, 2022, tax revenues were \$872,210.
- For the year ending October 31, 2023, tax revenues were \$965,026.

The growth in tax revenues is a direct result of the housing boom caused in part by the COVID-19 pandemic. Grand Beach tax revenue increased significantly, with the surge in construction of new houses. Revenues also increased with the large number of sales of existing homes. These homes are now taxed at a higher, reassessed value of the home at the time of the sale transaction.



*Golfmore Estates Construction Boom (2023)*

For the year ending October 31, 2022, the Village’s direct labor costs, which included the office staff, police staff, golf staff, and maintenance staff totaled approximately \$730,000 including all benefits.

For the year ending October 31, 2023, the direct labor costs totaled approximately \$750,000.

Direct labor costs consume approximately 77% to 83% of the tax revenues. This leaves 17% to 23% of tax revenues for other costs including utilities, roads, materials and repairs, professional services, extraordinary events, etc.

#### Property Taxes

2022 Resident and Non-Resident Taxes for Grand Beach (approximate) example in the table below is based on a \$500,000 assessed home value, which is then taxed on 50% of the value per Michigan Law, making the taxed value \$250,000.



<u>Resident Example</u>	<u>Tax Bill</u>	<u>Millage rate</u>	<u>Home Valuation</u>	<u>Tax Amount</u>
Grand Beach	Summer	5.9	x \$250,000	\$1,475
NB Township #1	Summer	15.4	x \$250,000	\$3,850
NB Township #2	Winter	4.7	x \$250,000	\$1,175
			<b>Total Annual Tax</b>	<b>\$6,500</b>
<u>Non-Resident Example</u>	<u>Tax Bill</u>	<u>Millage rate</u>	<u>Home Valuation</u>	<u>Tax Amount</u>
Grand Beach	Summer	5.9	x \$250,000	\$1,475
NB Township #1	Summer	24.4	x \$250,000	\$6,100
NB Township #2	Winter	13.7	x \$250,000	\$3,425
			<b>Total Annual Tax</b>	<b>\$11,000</b>

Grand Beach homeowners pay property tax to the Village of Grand Beach and to the New Buffalo Township. The Township payment covers a wide range of services and programs including county taxes, state education tax, Lake Michigan College, RESA General (education), RESA Special Education, covers county law enforcement, county 911, county senior center, county parks, township, public safety SA, parks, library, and Library Bond. An example of taxes paid on a \$500,000 assessed value (\$250,000 taxable value) home is above. Grand Beach receives a small portion of the total property tax paid by the homeowner. Grand Beach receives \$1,475 from the residents as well as the non-residents. But the resident pays \$5,025 to the Township and non-residents pay \$9,525 to the Township. Non-residents pay an additional 18.0 mills to the New Buffalo School District.

#### 2022 Village Millage – Comparison of Rates in Berrien County

<u>Villages in Berrien County</u>	<u>Village Operating Millage Rate</u>	<u>Area of need for Additional Millage</u>	<u>Additional Village Millage Rate</u>	<u>Total Village Millage Rate</u>
Grand Beach	5.9196			5.9196
Michiana	6.9195	Operation, emergency	1.8023	8.7218
Village of Galien	7.8434			7.8434
Three Oaks	8.2182	Streets	3.2871	11.5053
Baroda	9.6166			9.6166
Stevensville	9.7242			9.7242
Berrien Springs	10.1296	Roads	3.4539	15.5835
Eau Clair	11.4947	Roads	4.5977	16.0924

As evidenced in the table above, the 2022 Grand Beach millage rate was 5.9196. The millage rate in other Berrien County Villages is greater, and in some cases, the millage rate of other Villages is two to three times the rate of Grand Beach as shown above. Grand Beach has worked hard to manage revenues with expenses, not always addressing needs as they arise.

**2022 Total Rates of Villages with Townships in Berrien County**

<u>Villages in Berrien County</u>	<u>Total Village Millage Rate</u>	<u>Resident Township Millage Rate</u>	<u>Total Resident Millage Rate</u>	<u>Non-resident Township Millage Rate</u>	<u>Total Non-resident Millage Rate</u>
Grand Beach - New Buffalo Township	5.9196	20.1174	26.0370	38.1174	44.0370
Michiana - New Buffalo Township	8.7218	20.1174	28.8392	38.1174	46.8392
Village of Gallien - Gallien Township	7.8434	20.6930	28.5364	38.6930	46.5364
Three Oaks - Three Oaks Township	11.5053	23.8608	35.3661	41.8608	53.3661
Baroda - Baroda Township	9.6166	27.7976	37.4142	45.7976	55.4142
Stevensville - Lincoln Township	9.7242	26.8831	36.6073	44.8831	54.6073
Berrien Springs - Berrien Township	13.5835	22.6516	36.2351	40.6516	54.2351
Eau Clair - Pipestone & Berrien Townships	16.0924	21.8116	37.9040	39.8116	55.9040

From the chart above, Grand Beach homeowners pay the smallest millage rate for a Village in Berrien County when the Village and Township taxes are combined.

## PART 2: Public Input

### Purpose of Public Input

Engaging citizens through a planning process is crucial to the success of this plan. Soliciting input throughout the duration of the process contributes to a greater public understanding of the various community projects and provides greater transparency in local government operations. Solicitation and consideration of community input by Village officials enhances the public's understanding of their ability and responsibility to affect the future of the community. Input was gathered through two surveys and three Focus Groups conducted from April to August 2023. In addition, community input was gathered through a Town Hall meeting in January and an online feedback form.

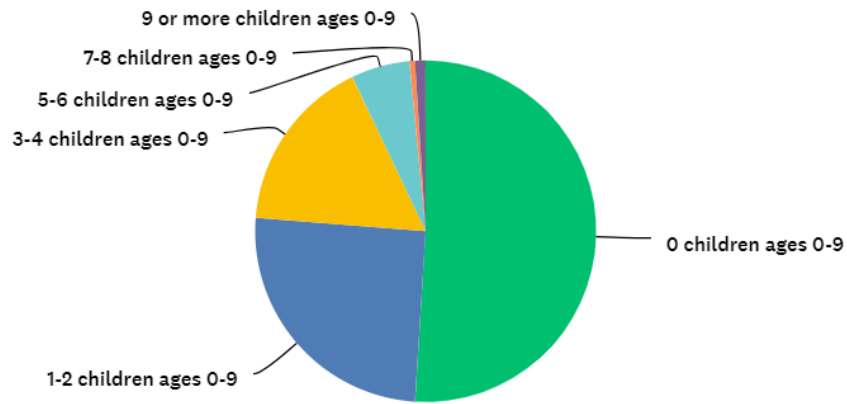
### Survey One

With input from the Planning Commission and the Grand Beach Village Council, the Task Force sent out Survey One to solicit initial feedback from the homeowners to identify the existing realities of the Village. The survey was distributed electronically through Survey Monkey and was also available as hard copy at the Village Office from April 21 to May 5, 2023. Only one completed survey was allowed per household. A total of 204 respondents from 470 households completed the survey. Survey One details can be found in [Appendix H](#).

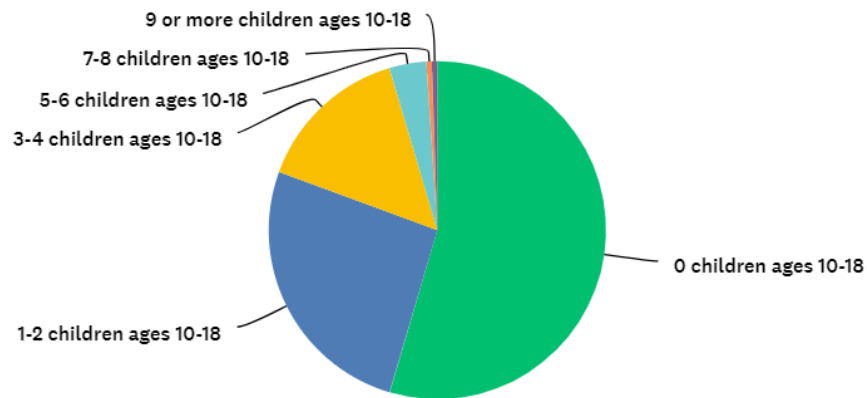
From the survey, it was determined that one-third of the respondents were full-time residents of Michigan and the remaining two-thirds were residents of other states. Seventy-four percent of respondents were 54 years of age or older. Dividing the Village into 4 arbitrary sections, it was determined the percentage of respondents in each section ranged from 41%-47%, demonstrating that there was a similar participation rate across the entire Village.

Grand Beach is a recreational community that brings not only homeowners to Grand Beach each summer, but also friends and families of a variety of ages as evidenced by the survey data below. Approximately half of Grand Beach families have visitors with children ages 0-18 years of age each summer. An even greater number of people visiting are over the age of 18. This information helps in determining the type of recreational activities needed in the future.

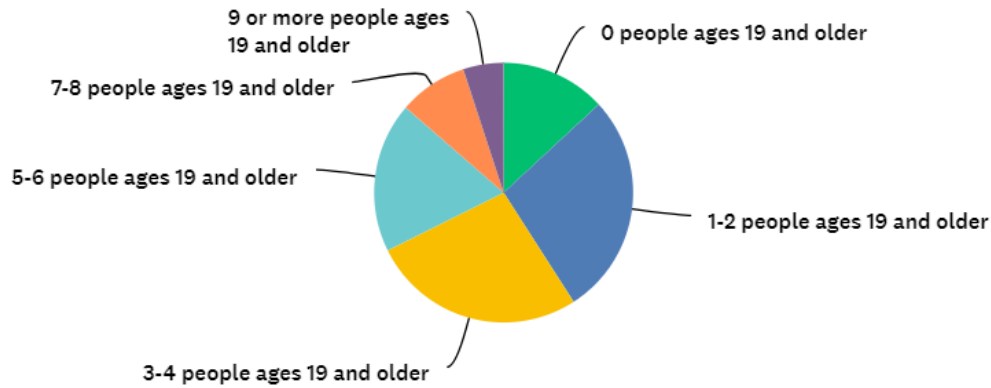
During the summer/seasonal months, how many children are staying/living in your house that are **AGES 0-9**?



During the summer/seasonal months, how many children are staying/living in your house at one time **AGES 10-18**?



During the summer/seasonal months, how many people are staying/living in your house at one time AGES 19 AND OLDER?



Survey One asked two open-ended questions of the homeowners. Participants were asked for their Most Treasured Aspects and their Desired Improvements for Grand Beach. Each respondent was allowed up to five responses for each question. The results below reflect the top ten Most Treasured Aspects and the top 10 Desired Improvements.

Number of Responses	Most Treasured Aspects
146	Lake Michigan, beaches, views, and sunsets
62	Nature and outdoor space
60	Golfing and ice cream at the Pro Shop
60	Family, friends, neighbors
32	Peaceful, quiet, and serene
29	Golf cart community
26	Playground and focus on children
20	Activities, Fourth of July Parade, Social Club
18	Small Village and well-kept homes
14	Safety, security, and police

Number of Responses	Desired Improvements
107	Lake Michigan beaches
50	Beach access
41	Playground and park

35	Roads are in poor condition
29	Clubhouse update
25	Golf course and sand traps
25	Concerns about renters
24	Place to meet, eat, and drink
23	Build pickle ball courts
19	Tennis courts resurfaced/improved

### Focus Groups and Public Input

Three focus groups were held to discuss a vision of Grand Beach for the future, survey results, and a deeper understanding of some of the survey data from Survey One.

Each focus group presentation was similar in content. The June 3, 2023, and June 10, 2023, presentations were in-person and the June 9, 2023, presentation used Zoom technology for a remote meeting. June 3rd participants were primarily full-time residents, June 10th participants were primarily part-time residents, and June 9th participants were a combination. A total of 55 people participated in at least one of the Focus Groups.

Participants were asked to provide more detail information regarding survey data on improving the golf course, improving the playground, defining a place to meet/eat/drink, and elaborate on how the Village can communicate more effectively with the homeowners. Responses from the participants of each focus group were very similar between full-time residents and part-time residents. The collection of thoughts can be seen in the table below.



*“Great focus group yesterday. It was thoughtfully planned, implemented, and managed. Kudos to you and the team. Thanks for your dedication to Grand Beach.” – Anonymous Resident*



<u>Topic</u>	<u>Community Thoughts</u>
Common thoughts regarding the improvement of the golf course	<ul style="list-style-type: none"> <li>• Improve the sand traps</li> <li>• Replace irrigation equipment</li> <li>• Keep it affordable and family friendly</li> <li>• Add additional holes if possible</li> </ul>
Common thoughts regarding improvement of the playground	<ul style="list-style-type: none"> <li>• Consider another location, closer to the golf course</li> <li>• Locate away from a busy street</li> <li>• Improved, safer equipment</li> <li>• Better maintenance and repair of equipment</li> </ul>
Common comments on describing a place to meet/eat/drink	<ul style="list-style-type: none"> <li>• Most comments were very positive about the concept of a gathering place</li> <li>• A variety of structures were mentioned; use food trucks, location near the club house, and renovate the clubhouse</li> <li>• Serve beer and wine at the golf course, a few people did not want alcohol served</li> <li>• Coffee shop with food and beer, outdoor terrace with a view</li> </ul>
Common thoughts regarding improved communication with the Village.	<ul style="list-style-type: none"> <li>• Utilize email communication with residents</li> <li>• Find a way to contact the older residents who are tech reluctant</li> <li>• Reminder of Village Meetings</li> <li>• We need more, more, more communication</li> </ul>

## Survey Two

The second survey focused on prioritizing the needs and desires of the Village as identified through Survey One, Focus Groups, and as determined by the Task Force. Once again, Survey Monkey was used to gather the data with hard copies of the survey also available at the Village Office. Responses were limited to only one response per household with 210 responses submitted. Survey Two details can be found in [Appendix I](#).

Respondents were asked to rank the needs and desires listed on the survey as *High Priority*, *Somewhat a Priority*, *Not Much of a Priority*, or *Not a Priority*. Participants were informed that the feedback from this survey will be used to guide the Master Planning direction as well as recommendations for possible action by the Village Council.

Once completed, Survey Monkey provided weighted scores for each of the needs and desires (objectives). The objectives were aligned from the highest priority to the lowest priority. The Task Force determined a “cut score” of 2.81. All objectives with a smaller score (highest priority), were included in the Action Plan. The remaining items from the survey will not be addressed at this time. The results from the survey can be found in [Appendix J](#).

Each of the priority objectives were aligned with the five goals previously determined by the Task Force. Action plans outlining steps needed to accomplish each objective were created.

### Town Hall Meeting

On January 6, 2024, a Town Hall meeting was held to review the Master Planning process and share the Action Plan, which is the heart of the Master Plan. There were over 60 people in attendance and another 40 who joined through Zoom. The highest-ranking objectives were placed in the Action Plan because they were the priorities of the homeowners who completed Survey Two.

Upon completion of the presentation by the Master Planning Task Force, the Town Hall attendees were given an opportunity to offer comments on the plan. Each Action Plan goal, aligned objectives, and action steps were on a large poster hanging on the wall in the Village Hall. Participants walked from poster to poster adding their comments and suggestions to the Action Plan.

Residents who could not attend the Town Hall meeting were also given the opportunity to comment on the Action Plan, the process, or general feedback regarding the master plan through an online feedback form.



### Results of Public Input

The output of the various methods of input was a direct contributor to the Grand Beach Master Plan 2023. These results can be found in the Action Plan found in this document.



## PART 3: Action Plan

### Village of Grand Beach Vision Statement

*Grand Beach strives to be a premier lakefront community that embraces relaxation, recreation, community activity, natural beauty, and safety which promotes family and friends to come together for generations.*

#### Action Plan

The Grand Beach Vision Statement incorporates dreams and aspirations of the community while setting the bar high in how we are to be perceived by others. The Action Plan below lists the goals and objectives that must be met in order to achieve the Grand Beach Vision. The action steps break down the objectives into high level tasks that can be followed and tracked for accountability purposes.

GB Master Plan 2023 - Action Plan					
Goal	Objective	Target Timeline	Cost Estimate	Owner	Action Steps
<b>Goal 1: Maintain and enhance the residential character of the community which promotes the beauty and relaxed feeling, along with the strong sense of a positive community found in Grand Beach.</b>					
1a	Enhance and maintain the residential character of Grand Beach.	Ongoing	\$0	Planning Commission	1. Meet annually in the first quarter of the calendar year to review the land use and its alignment with the residential character of the community. 2. Report back to the Council and community on the status of land use following the first quarter meeting.  <a href="#">Zoning found in VILLAGE OF GRAND BEACH ZONING ORDINANCE, ORDINANCE NO. 2010-80 As Amended by Ordinance No. 2012-83, Ordinance No. 2014-87, Ordinance No. 2018-93 and Ordinance No. 2019-98</a>
1b	Maintain the Village zoning that is currently in place with high density, medium	Ongoing	\$0	Planning Commission	1. Meet annually in the first quarter of the calendar year and enforce zoning laws to align with this priority and goal. 2. Report back to the Council and community on status of enforcement following the first quarter meeting.

	density, and low density.				
1c	Enact an ordinance to protect trees; no clear cutting of lots, cut vines that choke trees. Consider removal of trees that are a clear and present danger.	January 2024	\$0	Building Inspector & Zoning Administrator	1. Create draft ordinance and submit to the Village Council at the Oct '23 meeting for planting, removal, and maintenance. 2. Obtain Village Council approval to move the ordinance forward by the Jan '24 meeting.
1d	Establish a committee to study the use of the Village Hall and its immediate surrounding space as a drawing point for the community.	May 2024	\$0	Village Council	1. Establish a committee by Jan '24 that will be responsible for the following: a. Identify existing conditions of space and usage b. Define Vision and Goals of the space with written and visual documents c. Identify maintenance and improvements as needed to complete the goals 2. Provide an Assessment Report by May '24 to the Village Council.
<b>Goal 2: Study, plan, and implement improvements for maintaining and enhancing beaches and beach access.</b>					
Goal	Objective	Target Timeline	Cost Estimate	Owner	Action Steps
2a	Create an exploratory ongoing committee to determine options to improve/bring back beaches.	Continue until complete	TBD	Parks & Rec Commissioner	1. Establish a beach/lakefront specific committee (Jan '24). Including establishing its mission and its objectives and its jurisdiction. 2. First committee report due to the Parks & Rec Committee for its May '24 Committee Meeting and to include specific recommendations for 2024 season, if any. 3. Committee to determine mid-term and long-term goals 4. Provide a documented long-term action plan which should include a recommendation to have Parks & Rec issue an annual beach report. 5. Committee will recommend budgets and sourcing of funding and grants (Nov '24).

2b	Pump sand from out in the lake to replenish the sand on the beaches. This would need to be done initially once every two years.	Continue until complete	TBD	Parks & Rec Commissioner	Assigned to exploratory beach committee (Goal 2a)
2c	Gain back beach by building breakwaters. Once the exploratory committee determines the best approach to accomplish this, the Army Corp of Engineers approves the plan, and the council approves moving forward, it could take 4 years to accomplish actual construction of breakwaters if funds are able to be procured.	Continue until complete	TBD	Parks & Rec Commissioner	Assigned to exploratory beach committee (Goal 2a)

**Goal 3: Proactively maintain and improve Village infrastructure and safety to enhance the health and welfare of Grand Beach.**

Goal	Objective	Target Timeline	Cost Estimate	Owner	Action Steps
3a	Replace, repair, and maintain roads (GB cost + possible grant money) and implement an on-going maintenance program.	Bi-Annually	\$250,000 bi-annually	Street Commissioner	<ol style="list-style-type: none"> <li>1. Find grants and pursue annually</li> <li>2. Create spreadsheet to track grants so yearly follow up is effective (Jan '24)</li> <li>3. Develop Maintenance program by identifying which streets should need maintenance and repaving over next 10-year period (Feb '24)</li> <li>4. Update Maintenance program annually and submit to Council for review and comments (Annually in March)</li> <li>5. Report to Council when new grants are identified and pursued, roads are repaired or repaved, and/or any issues.</li> </ol>
3b	Investigate solutions to E. Coli in White Creek. Determine if Grand Beach can take any actions to address the contamination of the creek.	July 2024	\$35,000 - \$150,000	Parks & Rec Commissioner	<ol style="list-style-type: none"> <li>1. Research and develop plan options (Dec '23)</li> <li>2. Determine if the Village is legally allowed to address this problem and the solution. If so, seek Council support (Jan '24)</li> <li>3. Seek funding for this project (Feb '24)</li> </ol>
3c	Repair/replace exterior trim around windows, paint the trim of the Village Hall.	May 2024	\$35,000	Building Commissioner	<ol style="list-style-type: none"> <li>1. Remove and replace rotted trim (Oct '23)</li> <li>2. Determine scope of work to solicit bids for painting (Nov '23)</li> <li>3. Solicit Bids (Jan '24)</li> <li>4. Council approval to award work (Feb '24)</li> <li>5. Complete work (May '24)</li> </ol>
3d	The pier (off Whitewood Beach) should be made available to the public for viewing	October 2024	\$20,000	Parks & Rec Commissioner	<ol style="list-style-type: none"> <li>1. Determine ownership of the pier (Jan '24)</li> <li>2. Assuming it is owned by the Village, create a plan to make the pier safe for viewing (Mar '24)</li> <li>3. Identify funding for signage and railings and other action items to make it publicly available (May '24)</li> <li>4. Implement plan (Oct '24).</li> </ol>

3e	Add 4 handicapped parking spaces on the second floor of Village Hall due to the lack of an elevator in the building.	May 2024	\$20,000	Building Commissioner	<ol style="list-style-type: none"> <li>1. Determine location and compliance of four new handicap parking spaces (Sep '23).</li> <li>2. Schedule work to begin (Apr '24)</li> <li>3. Provide signage (May '24).</li> <li>4. Completion of handicap parking (May '24)</li> </ol>
3f	Continue improved Village signage of speed limits, stop signs, traffic signs, beach entrance signs, etc.	May 2024	\$55,000	Streets Commissioner	<ol style="list-style-type: none"> <li>1. Identify remaining signage needed and seek bid and identify existing signage that needs visibility improvement (Jan '24)</li> <li>2. Obtain Council approval (Mar '24)</li> <li>3. Installation by staff (May '24)</li> </ol>
3g	Insulate the interior of the maintenance building and paint the exterior.	May 2024	\$35,000	Building Commissioner	<p>Interior Insulation Work</p> <ol style="list-style-type: none"> <li>1. Develop scope of work and cost estimates (Feb '24)</li> <li>2. Seek council approval (Mar '24)</li> <li>3. Implement work (starting Apr '24)</li> </ol> <p>Exterior Paint Work</p> <ol style="list-style-type: none"> <li>1. Seek Council approval for new exterior color (Feb '24)</li> <li>2. Solicit bids for work (Feb '24)</li> <li>3. Obtain Council approval for work (Mar'24)</li> <li>4. Award and proceed with work (May '24)</li> </ol>
3h	Build new sidewalks and repair old sidewalks on several streets. Exact plan for new sidewalks to be proposed by Village Council.	2025 - 2027	\$375,000	Building Commissioner	<ol style="list-style-type: none"> <li>1. Develop scope of work (Feb '25)</li> <li>2. Village Council determines priority of the sidewalk projects (Apr '25)</li> <li>3. Seek funding and donations (2026)</li> <li>4. Once funding sources are identified and successfully obtained, seek Council approval for work (2027).</li> <li>5. Solicit bids and award work (2027)</li> </ol>

Goal 4: Provide a variety of recreational opportunities through safe and well-maintained parks and natural areas for all ages.					
Goal	Objective	Target Timeline	Cost Estimate	Owner	Action Steps
4a	Repair/replace the golf course irrigation	May 2025	\$250,000	Golf Course Commissioner	<ol style="list-style-type: none"> <li>1. Engage firm to design golf course irrigation (Oct '23)</li> <li>2. Evaluate the plan to determine if work can be completed in stages and funding available (Apr '24)</li> <li>3. Identify funding sources - donations, grants, budget, and/or increase fees (Apr '24)</li> <li>4. Implement work in stages (Jun '24 - May '25)</li> </ol>
4b	New pickleball courts (4) and related parking area.	October 2025	\$100,000	Parks & Rec Commissioner	<ol style="list-style-type: none"> <li>1. Identify and evaluate options for 2 pickleball courts* (May '24)</li> <li>2. Approval by Village Council for build out of initial courts (Jun '24)</li> <li>3. Installation of initial courts (Oct '24)</li> <li>4. Explore options for adding 2 more pickleball courts (Mar '25)</li> <li>5. Obtain funding for additional 2 pickleball courts (Apr '25)</li> <li>6. Approval for Village Council for build out of additional courts (Jun '25)</li> <li>7. Implement 2 additional pickleball courts (Oct '25)</li> </ol> <p><i>*Note that 2 courts have already been funded by the Village Council</i></p>
4c	Rebuild lost or filled-in sand traps on the golf course, refresh existing sand traps.	April 2025	\$35,000 - \$40,000	Golf Course Commissioner	<ol style="list-style-type: none"> <li>1. Identify the scope of work (Apr '24)</li> <li>2. Identify funding sources (Jun '24)</li> <li>3. Obtain bids for work (Oct '24)</li> <li>4. Complete work (Apr '25)</li> </ol>

4d	Create immediate spaces and activities for members of the entire community to meet and socialize by creating patio space on second floor of Village Hall, purchase patio furniture, pizza oven, hot dog/sausage warmer, etc.	May 2024	\$40,000	Building Commissioner	To be evaluated and considered as a part of goal "1d"
4e	New tennis courts (2) and parking area.	October 2025	\$130,000	Parks & Rec Commissioner	<ol style="list-style-type: none"> <li>1. Identify and evaluate options for repairing or creating new tennis courts. (Mar '25)</li> <li>2. Explore funding options (May '25)</li> <li>3. Obtain bids for approach (Jul '25)</li> <li>4. Tennis courts implemented (Oct '25)</li> </ol>
4f	New basketball court and volleyball court.	October 2025	\$70,000 and \$13,000	Parks & Rec Commissioner	<ol style="list-style-type: none"> <li>1. Identify and evaluate options. (Mar '25)</li> <li>2. Explore funding options (May '25)</li> <li>3. Obtain bids for each option or the single option of choice (Jul '25)</li> <li>4. Implement build out of new courts (Oct '25)</li> </ol>
<b>Goal 5: Demonstrate accountability to the community for the implementation of the Master Plan.</b>					
Goal	Objective	Target Timeline	Cost Estimate	Owner	Action Steps
5a	Improved regular/timely communication between the Village and the homeowners.	October 2023	\$0	Village Council	<ol style="list-style-type: none"> <li>1. Identify an editor of monthly community newsletter (Sep '23)</li> <li>2. Determine parameters to be followed for creating and editing newsletter. Seek Council approval (Sep '23)</li> </ol>

5b	Enforce Short Term Rental (STR) Ordinance that took effect January 1, 2023.	Annually in October	\$0	Police Commissioner	<ol style="list-style-type: none"> <li>1. Grand Beach Police Dept. determines the criteria from the STR ordinance to be measured annually (Dec '23).</li> <li>2. Create a formatted document to house data for criteria to be presented to the Council (Annually in Oct)</li> <li>3. Data is collected from year to year and examined for trends (Annually in Oct)</li> <li>4 Council determines if changes need to be made to Ordinance or other steps taken annually (Annually in Dec)</li> </ol>
5c**	Annually prepare a capital improvements program of public structures and improvements. (required by Michigan Planning Enabling Act 33)	March 2024	\$0	Planning Commission	<ol style="list-style-type: none"> <li>1. Planning Commission creates Capital Improvement guide/application forms (Feb '24)</li> <li>2. Council Commissioners complete project application forms (Feb '24)</li> <li>3. Council ranks projects based on priority for community and funding available and drafts capital improvement plan (Mar '24)</li> <li>4. Council adopts Capital Improvement Plan (Mar '24)</li> </ol>

\*\*Not included on Survey Two but required by state law.

### Accountability for Implementing the Action Plan

*Without strategy, execution is aimless. Without execution, strategy is useless. -Morris Chang, CEO of TSMC*

During the development of the Master Plan, substantial input from the community was sought to create the strategies important to Grand Beach in moving forward. The strategies were placed in an Action Plan, aligned with Grand Beach goals. The alignment helps to understand the Vision and Objectives of the community.

An excellent plan does not guarantee excellent execution. For each objective in the plan, a Council member or a Planning Commission member is responsible for managing and reporting on the objectives annually to the Council. Leaders of each objective will guide and support their team/committee in developing a unified approach in accomplishing their work. Annually in March, leaders of the objectives will submit a written summary of their work and a verbal presentation in executing their objectives.

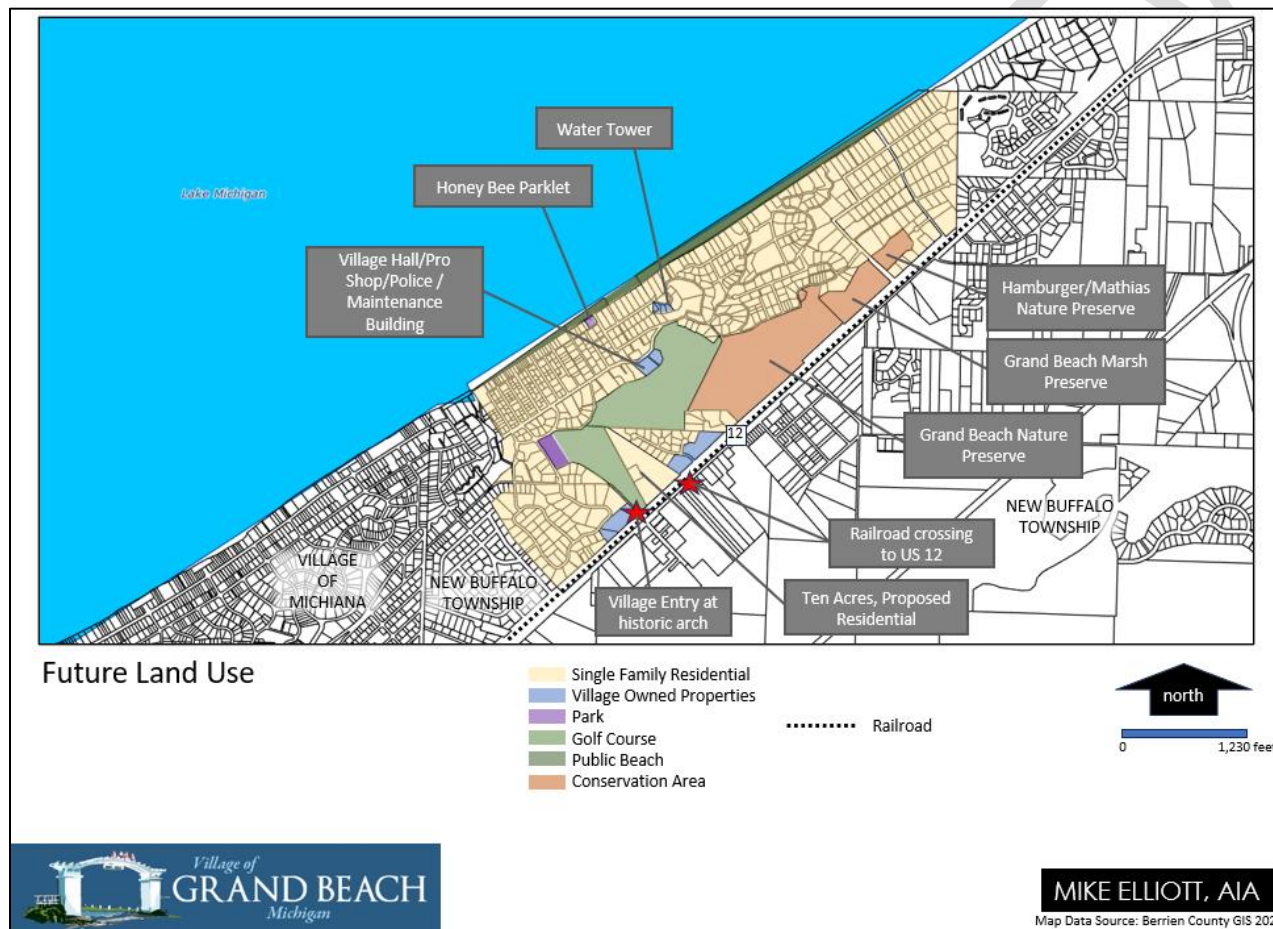
Grand Beach is prepared to achieve successful strategy execution.



## PART 4: Future Land Use

### Future Land Use Recommendations

There are currently 145 vacant lots with only 90-100 buildable lots in Grand Beach. The majority of buildable lots are disbursed throughout the Village. Often the buildable lots are owned by individuals who do not want to sell the lots. The largest area of undeveloped residential land (Ten Acres) has been purchased to build homes, but construction has not begun at this time. With very limited space available, the Master Planning Task Force recommends that the Village continue with the current Land Use as described in the Grand Beach Zoning Ordinance. Input from the community throughout the planning process was very clear. Maintaining and enhancing the residential character of Grand Beach is of highest importance.



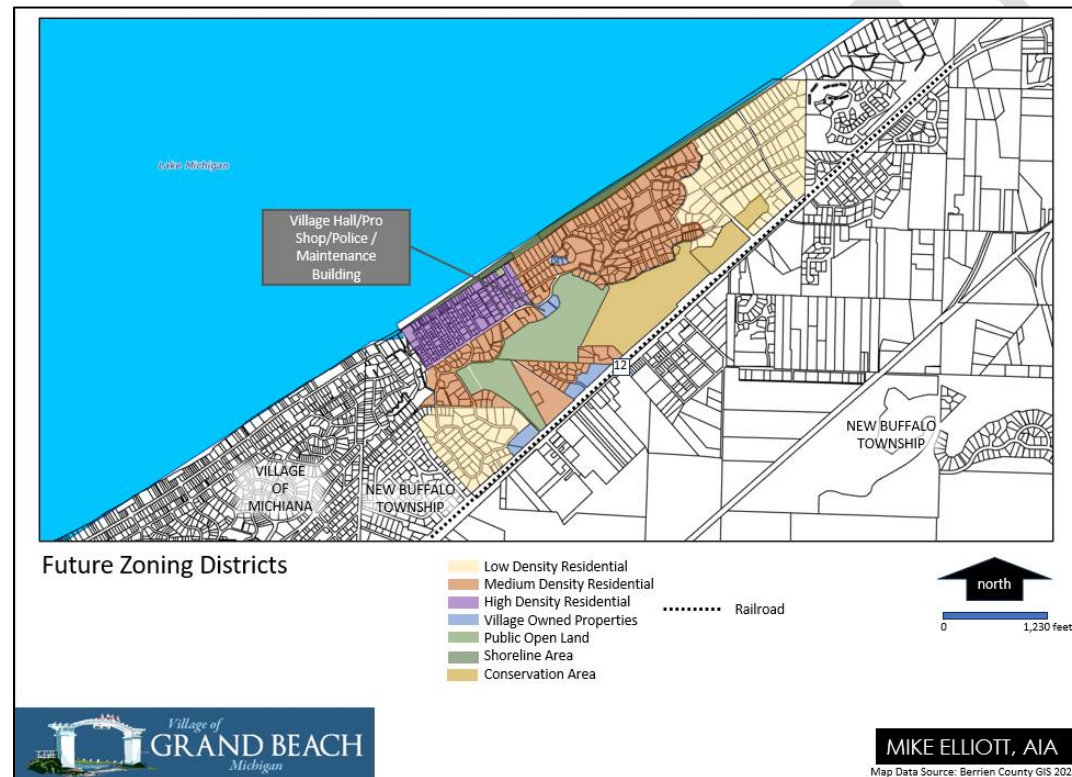
## Zoning Recommendations

The recommendation of the Master Planning Task Force is for the Village to make no changes to the current Zoning Ordinance. Once again, the homeowners made it clear that they did not feel a need for a change in zoning in Grand Beach.

## Zoning Districts in Grand Beach

Zoning District	Minimum Lot Size	Maximum Lot Coverage	Minimum Floor Area	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Setback	Maximum Height
Low Density Residential	15,000 sq ft	30%	1,800 sq ft	40 ft	15 ft	30 ft	35 ft
Medium Density Residential	12,000 sq ft	30%	1,200 sq ft	30 ft	10 ft	30 ft	35 ft
High Density Residential	6,000 sq ft	40%	1,200 sq ft	20 ft	5 ft	20 ft	30 ft

Source Grand Beach Zoning Ordinance, ORDINANCE NO. 2010-80

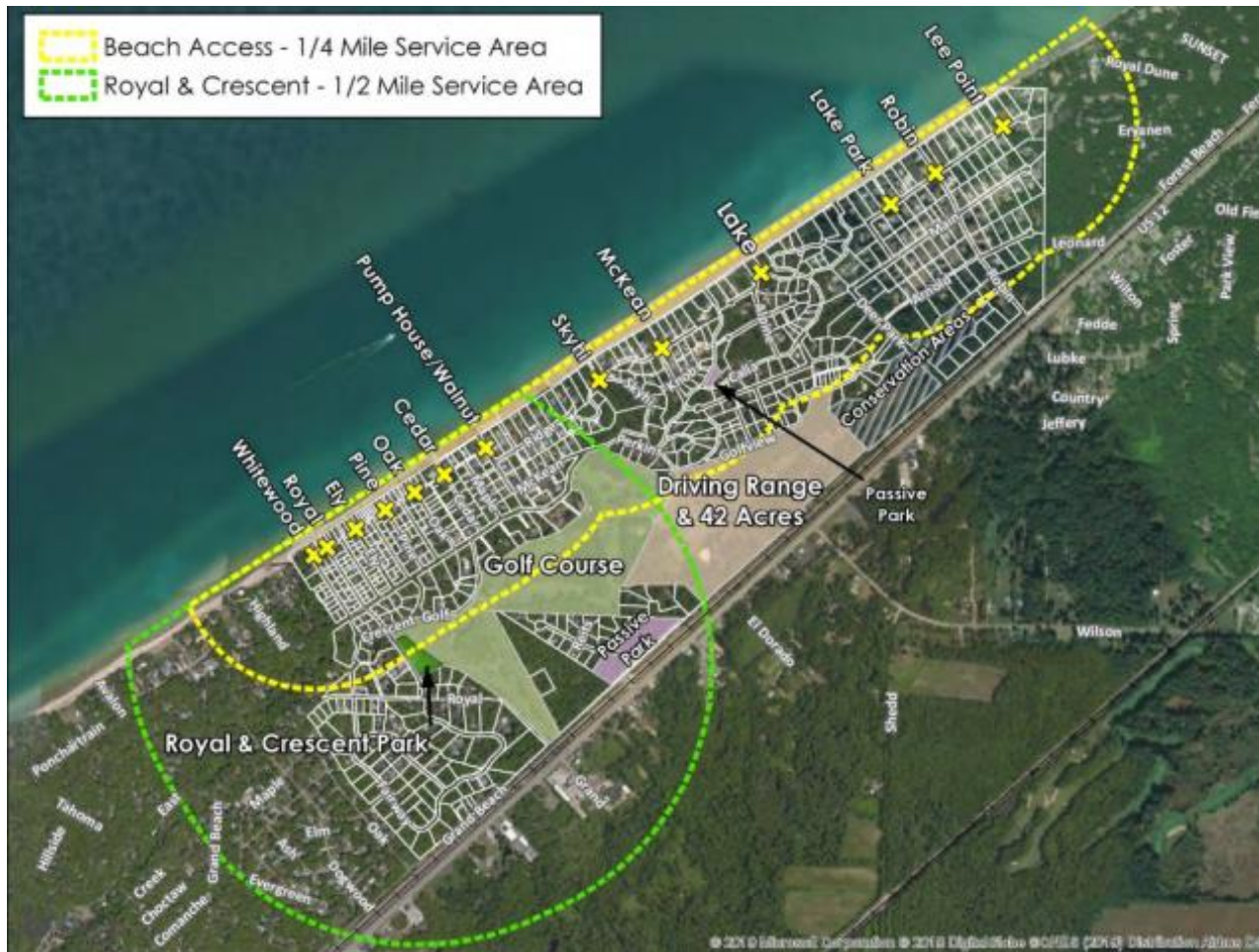


## APPENDIX A: Beach and Beach Access Evaluation Details

1. Lake Street Beach
  - a. Presently, this beach runs approximately 300 yards in length. Lake Street Beach lacks stairway access and thus is more difficult to access than the other currently useable beaches. This beach currently is beset with larger rocks (2- 4" in size) which naturally come and go. While the rocks are on the beach, it makes it more difficult to walk and less comfortable but that does not stop people from using the beach.
2. Walnut Beach (pumphouse)
  - a. The beach is 50-60 yards in length- part of which is covered with rocks but still mostly sand.
3. Whitewood & Royal Beach (pier & creek)
  - a. This beach is likely the most utilized beach in Grand Beach. The access is adequate. At present, the beach is about 75 yards and growing. It is mostly sandy. This beach benefits from the Army Corp of Engineers built pier.
  - b. This beach is impacted by the adjacent White Creek Ditch which flows along the southern edge of the Village and discharges into Lake Michigan south of the Pier. White Creek Ditch provides a critical drainage role as it accommodates storm water runoff. The creek is a combination of water, shrub, and woodland environments but development near the creek has affected its environmental character and its storm water management role. Removal of vegetation along the creek has increased erosion and sedimentation and thus increased other contaminants flowing into the creek. In 2017, the creek was identified as a polluted waterway because of elevated levels of E-coli.

### Overview of Access Points

The public beach runs the entire western edge of the Village. Public access has historically been provided at 13 places (see map below). There is at least one additional access point which has not been used. A combination of beach erosion and fluctuating lake levels sometimes requires the Village to restrict access at certain points. Currently, a higher-than-average lake level and lack of sand replenishment has most access points closed.



Current Assessment of Individual Beach Access Points:

1) Whitewood

This beach is one of the most utilized and accesses one of the most consistent beaches in Grand Beach. This access point has an area for parking for about 10 golf carts. There is a concrete sidewalk located between two private residential fences that leads to concrete stairs with a metal railing on one side. According to the plat this access point is approximately 10' wide. The middle area is level with a concrete sidewalk and then

another series of wood steps and handrail that stops short of the beachfront. The concrete stairs and walk are in useable condition and the wood stairs are also in a useable condition. There is a small sitting area for approximately 4 people on the landing prior to the last descent to the beach. The beach under the last step typically erodes away over the winter so the GB maintenance crew places sand and rocks there to make the last step more manageable. This access point is popular for sunset viewing – both up top and down on the beach level. Close to this access, there is a steel pier extending about 25 yards into the lake. The only way to get to the pier from the access point is to walk across the beach. The pier has signs telling people to stay off but that does not stop people from climbing up onto the pier and sitting on it or fishing from it or jumping off it into the lake. The pier is a potential safety issue for those not obeying the warning signs. The pier was built and is maintained by the Army Corp of Engineers.

#### 2) Royal

This access has a fairly level, driveway width (10-12') dirt path from Lakeview Avenue to very an eroded steep incline to the beach. The dirt path is sparsely covered with mulch which gets muddy on a rain-soaked day. Currently, there is a temporary barrier at the crest of the incline to beach. There are concrete blocks lining both sides of the incline to retain the sand and slope. There is now a beach in this area below, but it would be treacherous to descend or climb up.

#### 3) Ely

This access has a concrete sidewalk that gradually slopes at an accessible rate to the edge of the bluff. Lawn area the width of the right of way is located on both sides of the walk. There is a pleasant view of the water from the top of the bluff. There is a small strip of beach below this access. The staircase ends at the revetment wall and does not allow beach access at this time, but this beach has historically been used for beach access when there is beach. Currently, there is a 5' beach that is continuous to Whitewood Beach on a no wave day. Historically, golf carts are parked on the grass areas adjacent to the sidewalk leading to the beach. The Village Council has approved the installation of a 16' x 16' Viewing Platform at the end of the beach access adjacent to the bluff. This was installed in early summer of 2023. The beach access is 50' wide and the homeowners on both sides have encroached onto Village property about 10' on each side with planters and plantings.

#### 4) Pine

There is an approximately 40' wide access from Lakeview Avenue to the top of the incline. There is encroachment from the northerly house onto GB access. There is an existing concrete sidewalk located in the middle of the access that ends short of the wood landing and staircase. There is a wooden bench located in the lawn area to the south of the walk. The wood stairs terminate at a landing with a railing for viewing the water. There is a pleasant view of the water from the top of the bluff. There is currently no beach access, and this area is stabilized with shore protection consisting of a steel revetment wall and armor stone. Currently no visible beach on a no wave day but historically there often is a beach below. Historically, golf carts are parked on the grass areas adjacent to the sidewalk leading to the beach.

5) Oak

There is a 3' wide concrete sidewalk with steep sloping terrain on both sides. This leads to a wooden landing with a built-in bench. Beach access is currently closed. There is a barricade across the stair access as the beach is currently closed due to erosion/water levels. There is a partially obstructed view of the water from the landing. Wood stairs in complete disrepair and not rebuildable. Sloping terrain would preclude bench placement when and if stairs are rebuilt. 5' wide beach when no waves. Currently, there is no space for off-street parking due to terrain of approach to the beach.

6) Cedar

The access is grass path 12' wide to wooded stairs. Stairs descend to the lower platform and do not extend to the beach. Currently, there was a 5' wide beach on a no-wave day. 2-3' waves, there was no beach. The area up top has enough at top to place benches for lake viewing. The grass path is bordered by a hedge to the south lot line and a concrete retaining wall to the north but there is room for golf cart parking. At the top of the bluff ridgeline there is a small white metal fence aligning both sides of a wood landing with railings and one built-in bench facing south. The wooden staircase descends the slope to an elevated landing near the water.

7) Walnut (Pump House)

This beach is one of the most utilized beaches in Grand Beach. There is an unpaved drive leading to a cart parking area at the top of the beach access. The beach access is an unpaved road (path) from Ridge as well as a cut through trail from Lakeview Avenue. There is a pleasant view of the water to the north but straight on view is blocked by the pump house. The dirt path leads to a wood landing with a railing and a built-in bench facing north. The stairs lead to a landing midway that provides access to the door of the pump house. The staircase turns to the north and further descends toward the waterfront. After the last use of the beach by revetment contractors, some new stairs and a ramp terminating in the stairs were added for access. Boulders were placed to prevent high waves from washing out stairs but currently those boulders have fallen into the path of where the last section of stairs need to be place. The pumphouse and jetties protecting the pumphouse make this area somewhat of an eyesore visually. There are also safety concerns due to jetties and old steel in between the jetties. The final steps from the ramp are parallel to the shoreline and are removed in the winter months. EGLE will not allow these steps to be perpendicular to the lake, so they need to be removed each fall and reinstalled each spring.

8) Skyhi

An unpaved woodland path leads to a wood landing with railings and stairs and a small beach below. This is a difficult access route to the beach due to the height that needs to be descended. There are approximately 60 steps, then a landing and then 75 steps with a landing and then a short section of stairs that terminates at a level dirt path that stops at a steel revetment wall. There is a wood staircase built over the wall to provide

access to the beach. The staircase has been damaged and falls off from grade. The area contains armor stone and large concrete blocks. Its elevation could provide for pleasant viewing but for the trees. There are signs that this beach is in use.

9) McKean

A narrow (3-4") grassy path (between what appears to be private property) to a stairway that leads to wood stairs which descend to landing with two built-in benches. The stairway ends at recent revetment work along the shore. No beach below currently. The last several stair risers are missing, and stairs terminate at armor stone with water levels only a few feet away. There are unobstructed views from the top of stairs.

10) Lake

Sandy pull-off parking area with steep wide sandy access to a rocky beach. Of the three swimmable beaches, Lake Street Beach is the only one that currently lacks stairway access. The access is approximately 100 feet wide and has a 30-foot-wide sand grade from Lake Street to the beach. Water erosion from Lake Street has been stopped by adding a small berm at the top of the access. The beach below presently runs approximately 300 yards in length. Recently, Grand Beach commissioned a survey of Jensen Court to correctly delineate Grand Beach property from private property and help determine where viewing platform could be constructed that would include a stairway access to the beach.

11) Lake Park

Brick walkway with handicap access to platform with arbor and benches. Widely used by many people. Recently built. The views to the north are unobstructed. There are no stairs to the beach currently and there is no beach below currently.

12) Robin

There is a 10-12' wide x 15' golf cart parking area above what used to be stairs to the beach. The path narrows as it approaches the lake. The old stair entry and top landing are in severe disrepair. Railings off, stairs rotted and gone, weeds overgrown. The top landing has a bench and from the vantage point, offers unobstructed views of the lake and lakeshore south. Concrete bollards with white chain parallel the edge of the road with an opening between the bollards for the entrance. The area is sandy, and the north side of the access is defined by a steel stake with white chain. There is no room for benches. There is a small beach currently but no way to get to it.

13) Lee Point

Restored sand path to plateau where stairs used to be. Recent rain created erosion on the path. At the end of the path, there is a washout extending to the path itself. Currently now access stairs to the beach. The viewing area from the end of the path is approximately 4 feet wide with private property on each side. Sunset and lake viewing are prime from this location.

14) Hidden Holiday Hills

There is an unused access point at the north end of Walnut beach. Currently it is overgrown grass that is not maintained. It is about 20' wide. Private property on both sides. A curb is present at the street. The path terminates at the ridge. Trees obscure the view. Below there is part of Walnut beach but no access.

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## APPENDIX B: Buildings and Structures

### Village Hall

The Village Hall is comprised of five (5) basic spaces:

1. The Village Offices are on the first floor. The Village Offices are approximately 476 square feet and contain the Village Clerk/Treasurer, Deputy Clerk and space for the Village Building Official/Building Inspector.
2. The Village Council Room is on the first floor adjacent to the Offices. The Council Room is also used as a meeting/gathering room for other events and is approximately 864 square feet.
3. The Pro Shop for the Golf Course also contains two washrooms. The Pro Shop is approximately 1,224 square feet and also serves as an ice cream and snack food shop in the summer. In the winter this space is used to store golf carts. This space was just upgraded in 2022.
4. The second floor is the Hall which is split into two spaces. The back of house space is used as staging for events in the Hall proper space and has a refrigerator and microwave. This space is approximately 378 square feet. The Hall space is approximately 3,078 square feet.
5. There is a concrete patio outside the Hall that at times has a tent erected on it by the renters of the Hall. The exterior patio is 2,500 square feet.

There are the following materials on the second floor:

- 8 each 6 feet diameter tables
- 4 each 5 feet diameter tables
- 109 each folding chairs
- 5 each rectangular tables

There are the following materials in the Council Room:

- A Council Table 3 feet x 8 feet
- Five high back council chairs
- Two rectangular tables 2 feet x 4 feet
- 19 folding chairs
- Four executive chairs for staff attending Council meetings
- A sound system

### Maintenance Building

The Maintenance Building is comprised of seven (7) spaces:

1. The Police office is approximately 144 square feet. This space is used by the Village Police as their office.

2. The Police shop is approximately 685 square feet.
3. The Superintendent's office is approximately 144 square feet. This space is used by Bob Dabbs as his office and is where his files, computer and controls are located.
4. The Garage is approximately 1,080 square feet.
5. The Pump Room is approximately 300 square feet. The pump room contains three water pumps that are used to keep water flowing to the Village houses.
6. The Back Room is approximately 2,200 square feet. This space is used for repairing equipment and contains equipment.
7. The Servicescape space is approximately 1,520 square feet. There is no ceiling in this space, nor is there heat.

#### **Pump House at Walnut Beach**

- 1) This building houses the pump and piping that brings water from Lake Michigan up to the Golf Course water tank on Skyhi Road.
- 2) The building is approximately 20 feet in diameter and 50 feet in height, extending about 25 feet down into the ground.

#### **Irrigation Pump House**

- 1) This building is located between the 8<sup>th</sup> green and the 9<sup>th</sup> tee.
- 2) This building is approximately 15' x 10'.
- 3) This building houses the irrigation system pumps for the golf course.

## APPENDIX C: Golf Course Details

The golf course has golf carts available for use by golf patrons. These carts are part of a yearly lease. Per the 2023-2024 Golf Fund Budget the cost for the leased patron and staff golf carts is \$29,800. The course is unique in that it does allow Grand Beach residents to use their own personal golf carts on the course. Residents with personal golf carts are required to purchase a yearly parking sticker; the 2023 golf cart parking fee is \$260. The parking fees for the stickers go towards funding the golf course.

The Village outsources all course maintenance to Servicescape, which has been maintaining the course since 2002. Servicescape was able to provide anticipated budgets for equipment replacements that will need to be purchased for the next six years.

Equipment Item	2024	2025	2026	2027	2028	2029
Sprayer	\$20,000					
Articulator	\$25,000					
Light Duty Utility Vehicle			\$12,000			
Heavy Duty Utility Vehicle		\$32,000				
Lely Spreader			\$8,000			
Fairway Mower				\$45,000		
Green/Tee Mower					\$22,000	\$22,000
<b>Totals</b>	<b>\$45,000</b>	<b>\$32,000</b>	<b>\$20,000</b>	<b>\$45,000</b>	<b>\$22,000</b>	<b>\$22,000</b>

The primary infrastructure of the golf course is the irrigation system. The current irrigation system is the original to the course, but the original installation date is unknown. Over the years it has required continued maintenance and may soon require replacement. The replacement work is estimated to be \$250,000. The water for the irrigation system is pumped from Lake Michigan via the pump house at the Walton Street Lake Access. The water is stored in the round concrete water tank at the top of Skyhi Drive and distributed to the course via the pump house located along Perkins between the 8<sup>th</sup> Green and 9<sup>th</sup> Tee. This pump house needs renovation and repairs.

### Golf Course Fee Comparisons – 2023 Season

All fee comparison based on weekend play.

- Grand Beach Golf Course (9 holes)  
Non-Resident: \$19 + \$15 cart fee = \$34
- Michigan City Municipal Golf Course – South Course (18 holes)  
Non-Resident: \$28 + \$9 cart fee = \$37
- Legacy Hills Golf Club, La Port IN (9 holes)  
\$25 + \$10 cart fee = \$35
- Whittaker Woods (9 holes)  
\$60 (not clear if includes cart)
- Pebblewood Country Club, Bridgeman MI (18 holes)  
\$40 with cart
- Brookwood Golf Course, Buchanan MI (9 holes)  
\$29 with cart

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## APPENDIX D: Road Evaluation Details

Road Rating System Defined:

<u>Rating</u>	<u>Value</u>	<u>Definition</u>
5	Very Good	Virtually no signs of distress, brand new
4	Good	Showing minimal signs of distress
3	Fair	Multiple signs of signs of distress
2	Bad	Multiple signs of signs of distress plus potholes
1	Very Bad	Surface areas missing, subsurface visible and needs immediate attention

Distress Defined for this Project:

- Transverse cracks
- Longitudinal cracks
- Alligator (Crocodile) cracks
- Potholes
- Subsurface visible (no asphalt present)

### OBSERVATIONS AND RECOMMENDATIONS

<u>Street</u>	<u>Street Section Details</u>	<u>Length (miles)</u>	<u>Condition</u>	<u>Rating</u>
West Arnold Avenue		.13	Longitudinal/transverse/alligator cracks entire length Signs of pothole beginnings in areas of alligator cracks	3
Lake Street		.15	Some transverse cracking/minimal longitudinal cracks	4
Calla	Golfview to Perkins	.2	Longitudinal cracks/alligator cracks/potholes and attempted repair Much standing water after any rain	3
Calla	Perkins to Lake	.1	One utility depression, transverse cracks	4
Golfview		.5	Minimal longitudinal cracks/transverse cracks	4
Howard		.1	2 potholes	4
Hicks		.1		

	First Half			4
	Second Half		Depressions cracking	3
<b>Hesse</b>		.1		
	Until 50225 Hesse			4
	After 50225 Hesse		Subsurface visible over large area	1
<b>Marjeanette</b>		.25		
	main road		Longitudinal, center line, alligator, and transverse cracks	3
	Dead end and turnaround			1
<b>Deer Park</b>		.25		
	Grand Beach to Golfview			5
	Golfview to Main		Alligator and longitudinal cracks/potholes, edge cracking	3
<b>Alpine</b>		.2	Alligator cracks entire surface, transverse cracks, longitudinal cracks, center line cracks, some surface very distressed	3
<b>Lake Park</b>		.3		
	Strauss to Robin		Bumpy, transverse cracks	4
	Robin to turnaround		Alligator cracks, transverse cracks, longitudinal cracks, centerline distress, shoulder distress	3
<b>Strauss</b>		.1	Transverse cracks, small pothole at Main intersection	4
<b>East Arnold Drive</b>		.3	Transverse cracks (minimal)	4
<b>Main Drive</b>		.3		
	Deer Park to Robin		depressions, potholes, alligator cracks shoulder issues	2
	Robin to end		longitudinal cracks, alligator cracks, potholes, depressions	2
<b>Erich</b>		.1	Centerline separation, 1 pothole, alligator cracks	2
<b>Grand Beach Rd</b>	Deer Park to tracks	.8	Potholes, centerline cracks, alligator cracks, transverse cracks, shoulder distress and potholes	1

Grand Beach Rd	Tracks to main gate	.2	Shoulder cracks, transverse cracks, signs of potholes starting	2
Royal	Gate to Station	.25	Transverse cracks	2
Royal	Station to Lakeview	.3	Alligator cracks, utility patches, area of standing water, transverse, and longitudinal cracks	2
Whitewood		.1	Alligator cracks, utility patches, area of standing water, transverse, and longitudinal cracks	2
Crescent		.3		
	Perkins to Golf		Severe longitudinal, transverse and alligator cracks	3
	Golf to Royal		Minimal stress	4
	Royal to Station		Utility patches, depressions, creek crossing potholes and patches, alligator cracks, transverse cracks	2
	Station to Putters		First 50 feet highly distressed	1
	Balance of surface like new			5
Fairway		.7	Some transverse and longitudinal cracks, surface excellent	4
Putters		.2	Some transverse and longitudinal cracks	4
Station		.2	Transverse and alligator cracks	4
Golf		.2	Transverse and alligator cracks, patches and general distress in area approaching Perkins	3
Maple		.15	Transverse longitudinal alligator cracks, depressions, potholes, utility patches, shoulder distress	2
Cedar		.15	Transverse, longitudinal, alligator cracks, utility patches,	3
Oak		.15	Transverse, longitudinal, alligator cracks, shoulder distress	3
Pine		.15	Transverse, longitudinal, alligator cracks, pothole patches	3
Glenwood		.15	Transverse, longitudinal, alligator cracks	3
Wildwood		.1	Transverse, longitudinal, alligator cracks, subsurface visible, and unpaved section	2
Ely		.1	Transverse and longitudinal cracks, shoulder subsurface	2
Skyhi		.3	Transverse, longitudinal, alligator cracks, utility depressions, some shoulder distress, 15 yards not paved	2
Skyhi (unpaved)		15 yards	Unpaved section	1

Valley		<.1	Dirt and gravel road, private	No rating
High Point	Perkins intersection	<.2	Potholes, shoulder damage, damage at drain	2
	Beyond intersection			3
Sun Valley Falls		<.1	Transverse cracks, alligator cracks, potholes at intersection	2
Knob		<.1	Transverse cracks, alligator cracks	3
McKean		.1	Transverse, longitudinal, and alligator cracks	3
Anna Livia		.2	Alligator, centerline, and longitudinal cracks, potholes	2
Rhode Court		<.1		
	Anna Livia to turnaround		Transverse cracks, alligator cracks	3
	Turnaround		Shoulder distress, pothole, shoulder missing	2
Reitz Plaza		25 yds	Transverse, longitudinal, and alligator cracks, depression	3
Fox Trail		<.1	Little or no distress	4
Holiday Hills Rd (No street sign)		25 yds	Transverse, longitudinal, and alligator cracks, patched holes	2
	Intersection with Walnut		Surface gone, potholes	2
	Intersection with Maple		Shoulder distress, patches, potholes	2
Walnut		<.1	Transverse, longitudinal, and alligator cracks	3
	Note intersection		With Holiday Hills	2
West McKean		.1	Transverse, longitudinal, alligator cracks	3
Ridge Road		<.2	Centerline, transverse, longitudinal, and alligator cracks	3

INTERSECTIONS EVALUATED

Not all intersections were evaluated, but the worst intersections are rated below. Based on the condition of all the roads, the following intersections should be the highest priority to resurface.

Intersections	Rating
Robin and Lake Park	1
Deer Park and Main	1



Golfview and Deer Park	2
Grand Beach Road and Robin	2
Lake and Calla	3
Crescent and Station	3
Whitewood and Lakeview	3
Royal and Lakeview	3
West Arnold Ave and Alpine	3

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## APPENDIX E: Sidewalk Evaluation Details

### Location and Condition of Current Sidewalks:

- Royal Avenue from Grand Beach Arch to Royal/Station intersection
  - There is a new, well-designed sidewalk that allows safe walking that would otherwise require walking on Royal Avenue. Intersections at Grand Beach Road/Royal and Royal/Station are handicap compliant.
- Royal Avenue from Crescent Road to Lakeview Road
  - A very old and narrow sidewalk is in poor condition. It contains cracks and upheaved sections at multiple locations. There is a location where a homeowner has replaced the sidewalk with a brick path linked to their brick path lining their property. There are also frequently parked cars on the side of the street covering the sidewalk. There is also an extension from Royal on Perkins for about 100 feet. There will be challenges in creating a new sidewalk due to the proximity of the street and the homeowner’s property.
- Royal Avenue from Crescent Road to the Park Interior
  - A narrow sidewalk is in good condition but needs to be cleaned up. It provides entry to the park area without having to negotiate Royal Avenue. There will be challenges in creating a new sidewalk due to the proximity of the street and the homeowner’s property.
- Lakeview Avenue from Royal Avenue to Maple Avenue
  - There is an old sidewalk on the east side of road. It is intermittent in places and very closely adjacent to houses and yards. It is not very functional because it is very narrow and is in disrepair in many places. Most walkers ignore the sidewalk and use the street.
- Crescent Road from Perkins Blvd to Golf Road
  - There are remnants of a very old sidewalk on the west side of Crescent Road close to Golf Road and on the east side of Crescent Road close to Perkins Blvd. They are not usable or safe.
- Cedar Avenue from Perkins Blvd to Lakeview Avenue
  - There are remnants of a very old sidewalk on the west side of Cedar Avenue close to Perkins Blvd and on the west side of Cedar Avenue close to Lakeview Avenue. They are not useable or safe.

### Sidewalk Conditions:

Section	Sub Section	Location	Status	Condition	Length (ft.)	Width (ft.)	Area (sq. ft.)
1		Royal from Arch to Royal/Station Intersection	Existing	Good	1200	5	6000
2		Royal from Crescent to Lakeview (includes extension on Perkins from Royal)	Existing	Bad	1025	3	3075

3		Royal from Crescent to Park Interior	Existing	Fair	150	3	450
4		Lakeview from Royal to Oak					
	4.1	Wildwood to Ely	Existing	Bad	150	3	450
	4.2	Ely to Glenwood	Existing	Bad	145	3	435
	4.3	Glenwood to Pine	Existing	Bad	130	3	390
	4.4	Pine to Greenwood	Existing	Bad	140	3	420
	4.5	Greenwood to Oak	Existing	Bad	150	3	450
5		Crescent from Perkins to Golf					
	5.1	Upper Section by Perkins	Existing	Bad	100	3	300
	5.2	Lower Section by Golf	Existing	Bad	140	3	420
6		Royal from Royal/Station Intersection to Park Interior	Proposed	N/A	650	5	3250
7		Cedar Avenue from Perkins to Lakeview					
	7.1	Upper Section by Lakeview	Existing	Bad	200	3	600
	7.2	Lower Section by Perkins	Existing	Bad	180	3	540
		Combined square footage of fair, bad, and proposed sidewalks (#2-#7)		<b>Total:</b>			<b>10,780</b>

## APPENDIX F: Water

The following are recommended upgrades to the water system that could be done:

1. Interconnect from Marjeanette Avenue to Perkins Boulevard. 250' LFT 8" Directionally bored watermain with connections and appurtenances.
2. Watermain along Grand Beach Road from northeast to southwest areas. 3,300 LFT 8" watermain with connections and appurtenances.
3. Watermain from Golfview Avenue to Grand Beach Road. 800 LFT 8" watermain with connections and appurtenances.
4. Additional storage capacity, construct new 250,000 gallon ground storage reservoir with all appurtenances and pump station.

While none of these cost items are critical today, Item 1 should be done within the next 4 years. Item 2 should be done if homes are built along the north end of Grand Beach Road. Item 3 should be done if homes are built along this area of Grand Beach Road and/or Item 2 is done. Item 4 will become necessary as more homes are built in Grand Beach and may become necessary within the next ten years. This will need to be monitored and funds should be accrued each year towards this eventual expense. It is recommended that a minimum of \$10,000 per year be set aside for this in the capital improvement plan.

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## APPENDIX G: Police Force Details

### Police Equipment Inventory

- In April 2023, the Police Department purchased a new 2023 Chevy Tahoe. Michiana recently sold the Village their 2017 Ford Explorer squad car for \$7,000; Chief Layman's vehicle (2020 Chevy Tahoe) is owned by Michiana;
- Six new handguns that are about 6 months old. No need to supplement that inventory;
- Adequate supply of bullet proof vests which are 3 years old and good for about 5 years. Replacement cost is about \$1000 each and the Department would be looking for one for Jamie and Creo:
- Five (5) taser guns which are replaced as needed. They run about \$1100 each and last 5-7years; Kawasaki ATV is in good condition; no need to replace;
- Speed trailer (mobile vehicle for displaying speed of passing cars) is in good condition; It is owned jointly between Grand Beach and Michiana. It is worth between \$4,000 and \$5,000. Its batteries should be replaced every 3 years at an estimated cost of \$1,500;
- The Village just signed a license agreement to rent an electronic license plate reader that will be installed near the arch on Grand Beach Road at a cost of \$3,000 per year. The equipment is very effective at monitoring and recording the license plates of the cars going in and out of the Village on a 24/7 basis;
- Police Department Annual Budget: Approximately \$180,000. It includes the cost of two (2) full-time officers and Chief Layman's partial (shared) salary and benefits. As with most municipal budgets, approximately 60% of the total police budget annually is dedicated to employee wages and non-wage benefits. The other significant budget elements for the Department is the cost of fuel for the patrol cars and vehicle maintenance.

Current Challenges Officer recruitment and retention is the biggest challenge facing Chief Layman. He has one full-time officer employed by Michiana who is planning to retire in September of this year. In general, there has been a significant reduction in persons applying for law enforcement positions in the area. Persons in the region who complete the academy training are more likely to be hired by larger cities and counties. The newly-formed Police Board with Council and layperson representatives from both Grand Beach and Michiana, will be working closely with Chief Layman to develop appropriate strategies to mitigate this concern. In addition, the 2019 joint operating agreement w/ the Village of Michiana expires in November 2024 and will need to be renegotiated.

## APPENDIX H: Survey One

### Grand Beach: 2023 Master Plan Survey #1

Distribution Dates: April 13-23, 2023

#### **Survey #1 Instructions**

The Grand Beach Planning Commission has created a Task Force to create a new Master Plan for the Village. The Task force process includes creating a current profile of the community, a vision for the future, and goals with an action plan to accomplish the goals. This process includes opportunities for community input (surveys, focus groups, and a town hall meeting).

The attached survey asks for demographic information with two open-ended questions at the end. The next survey will ask for more detailed feedback based on this first survey.

Only one survey response per family. Your Grand Beach address will be required. Thank you for taking the time to complete this survey!

#### **1. What is your age?**

40 years of age and younger

41-55 years of age

56-70 years of age

Older than 70 years of age

#### **2. Which of the following best describes you?**

Primary resident of Michigan (If selected, do not answer Question 3)

Primary resident of another state

#### **3. If you are a resident of another state, which of the following best describes you?**

Personally use Grand Beach home on a part-time/seasonal basis or rent out home part-time

Do not use Grand Beach home for personal use

#### **4. During the summer/seasonal months, how many children are staying/living in your house that are AGES 0-9? This can include family, friends, and renters (your best estimate, we know it will vary from week to week).**

0 children ages 0-9

1-2 children ages 0-9

3-4 children ages 0-9

5-6 children ages 0-9

7-8 children ages 0-9

9 or more children ages 0-9

**5. During the summer/seasonal months, how many children are staying/living in your house at one time AGES 10-18? This can include family, friends, and renters (your best estimate, we know it will vary from week to week).**

0 children ages 10-18

1-2 children ages 10-18

3-4 children ages 10-18

5-6 children ages 10-18

7-8 children ages 10-18

9 or more children ages 10-18

**6. During the summer/seasonal months, how many people are staying/living in your house at one time AGES 19 AND OLDER? This can include family, friends, and renters (your best estimate, we know it will vary from week to week).**

0 people ages 19 and older

1-2 people ages 19 and older

3-4 people ages 19 and older

5-6 people ages 19 and older

7-8 people ages 19 and older

9 or more people ages 19 and older

**7. According to the map below, in which area of Grand Beach do you live?**

Area A

Area B

Area C

Area D

**8. How many years have you owned a home in Grand Beach?**

0-9 years

10-19 years

20-29 years

30 or more years

**9. What are your most treasured aspects of Grand Beach? Be specific. (up to 5 responses)**

**10. What are the areas of desired improvement in Grand Beach? Be specific. (up to 5 responses)**

**11. Please provide your Grand Beach address.**

*<END OF SURVEY #1>*



## APPENDIX I: Survey Two

### Grand Beach: 2023 Master Plan Survey #2

#### Distribution Timing: July 2023

#### Survey #2 Overview

All timelines and costs are best estimates based on the current understanding of the scope and effort. Even if an item is Strongly voted for in this survey does not mean it will be implemented. The feedback from this survey will be used to guide the Master Planning direction as well as recommendations to the Village Council. Ultimately the Village Council needs to approve any action item and procure the necessary funds. Funding may come from the budget. Alternative methods of funding will be sought through many avenues including grants, financial and in-kind donations, fundraising, volunteer labor, etc.

1. Should the pier (off Whitewood Beach) NOT be made available to the public for viewing due to safety and liability concerns?

\_\_\_\_\_ Yes \_\_\_\_\_ No

*All remaining questions were ranked by respondents with the following:*

- *High Priority*
- *Somewhat a Priority*
- *Not Much of a Priority*
- *Not a Priority*

2. Create an exploratory committee to determine options to improve/bring back beaches. Implementation timeline (for committee findings): Winter '23-Spring '24. This would be an on-going committee.

3. Gain back beach by building breakwater (\$20,000,000). Implementation timeline: 10-20 years. Once the exploratory committee determines the best approach to accomplish this, the Army Corp of Engineers approves the plan, and the council approves moving forward, it could take 4 years to accomplish actual construction of breakwaters if funds are able to be procured.

4. Pump sand from out in the lake to replenish the sand on the beaches. This would need to be done initially once every two years. The cost is approximately \$150,000 each time.

5. Build additional handicapped viewing platforms at Lake Street (\$50,000) and Robin Lane (\$50,000). Implementation timeline: Fall '24 and/or Spring '25.

6. Foot washing stations at beach (\$15,000 each). Implementation timeline for first one: Spring '24.
7. Paddle board and kayak storage racks by the entrance to the beach (\$5000+ each). A fee will be charged to those using the racks. Implementation Timeline: Fall '24.
8. Replace, repair, and maintain roads (\$1,500,000 + possible grant money). Implementation timeline: 3-5 years. Implement an ongoing maintenance program.
9. Build new sidewalks and repair old sidewalks on several streets (\$5.00 per square feet). Exact plan for new sidewalks to be proposed by Village Council. Implementation timeline: 3 years.
10. Add 5 handicapped parking spaces on the second floor of Village Hall due to the lack of an elevator in the building (\$20,000). Implementation timeline: Spring '24.
11. Build new gathering place to meet, eat, and drink with a pro shop, approximately 2500 sf building, (NOT a big restaurant) (\$1,000,000). Implementation Timeline for design, construction, and completion: Summer '28.
12. Add a second arch toward the north end of Grand Beach Road, (\$50,000). Implementation timeline: Summer '26.
13. The Village Hall should be able to be used by non-residents with no resident sponsor for special events (i.e. weddings, birthdays, etc.) in conjunction with the Social Club calendar for a fee.
14. Add a second playground more centrally located near the Village Hall, some equipment would be handicapped accessible (\$100,000). Implementation timeline: Summer '25.
15. New tennis courts (2) and parking area (\$130,000). Implementation Timeline: Summer '25.
16. New pickleball courts (4) and related parking area (\$100,000). Implementation Timeline: Summer '25
17. New basketball court (\$70,000) and volleyball court (\$13,000). Implementation Timeline: Summer '25.
18. Enhance accessibility of the Grand Beach Nature Preserve, for example lighted walking paths, picnic tables, stock lake with fish, etc. (\$40,000). Implementation timeline: Summer' 24.
19. Rebuild lost or filled-in sand traps on the golf course, refresh existing sand traps. (\$40-45,000) Implementation timeline: Spring '26.
20. Repair/replace the golf course irrigation. (\$220,000) Implementation Timeline: Soon after 2023 season.
21. Repair/replace exterior trim and windows and paint the trim of the Village Hall. (\$35,000) Implementation Timeline: after the balcony is repaired.

22. Insulate the interior of the maintenance building and paint the exterior. (\$35,000) Implementation Timeline: TBD
23. Community Pool (\$350,000 to build + \$25,000 annual maintenance). Implementation timeline: Summer '28.
24. Create 2-3 new small-space parks using existing Village property (\$5,000 each). Implementation timeline: Summer '24.
25. Investigate solutions to E. Coli in White Creek. Completion of investigation: Fall '24. Determine if Grand Beach can take any actions to address the contamination of the creek.
26. Enact Ordinance to protect trees; no clear cutting of lots, cut vines that choke trees. Consider removal of trees that are a clear and present danger. Implementation timeline: Spring '24.
27. Continue improved Village signage of speed limits, stop signs, traffic signs, beach entrance signs, etc. (\$55,000). Implementation timeline: Spring '24.
28. Build small Grand Beach Arches at each active beach access area. (\$12,000 each). Implementation timeline: Fall '25.
29. Maintain the Village zoning which requires only single-family homes be built in Grand Beach.
30. Maintain the Village zoning that is currently in place with high density, medium density, and low density.
31. Enforce the Village Rental Ordinance that took effect January 1, 2023.
32. Create immediate spaces and activities for members of the entire community to meet and socialize, by creating patio space on second floor of Village Hall, purchase patio furniture, pizza oven, hot dog/sausage warmer, etc. (\$30,000). Implementation timeline: Spring '24.
33. Improved regular/timely communication between the Village and the homeowners. Implementation timeline: Immediate.
34. The Village of Grand Beach should sell Village owned property such as a portion of Jensen Court to a private owner to generate funding.

Your Grand Beach Home Address \_\_\_\_\_

In addition to the topics above, is there anything else you would like to share with the Master Planning Task Force? \_\_\_\_\_

<END OF SURVEY #2>

## APPENDIX J: Survey Two Results

### Master Planning - Survey Two Results (Survey Questions Ranked)

Respondents were asked to rank the needs and desires listed on the survey as *High Priority, Somewhat a Priority, Not Much of a Priority, or Not a Priority*. Participants were informed that the feedback from this survey will be used to guide the Master Planning direction as well as recommendations for possible action to the Village Council.

Once completed, Survey Monkey provided weighted scores for each of the needs and desires (objectives) and the results are in the table below. The objectives were aligned from the highest priority to the lowest priority. The Task Force determined a “cut score” of 2.81. All objectives with a smaller score (highest priority), were included in the Action Plan. The remaining items from the survey will not be addressed at this time.

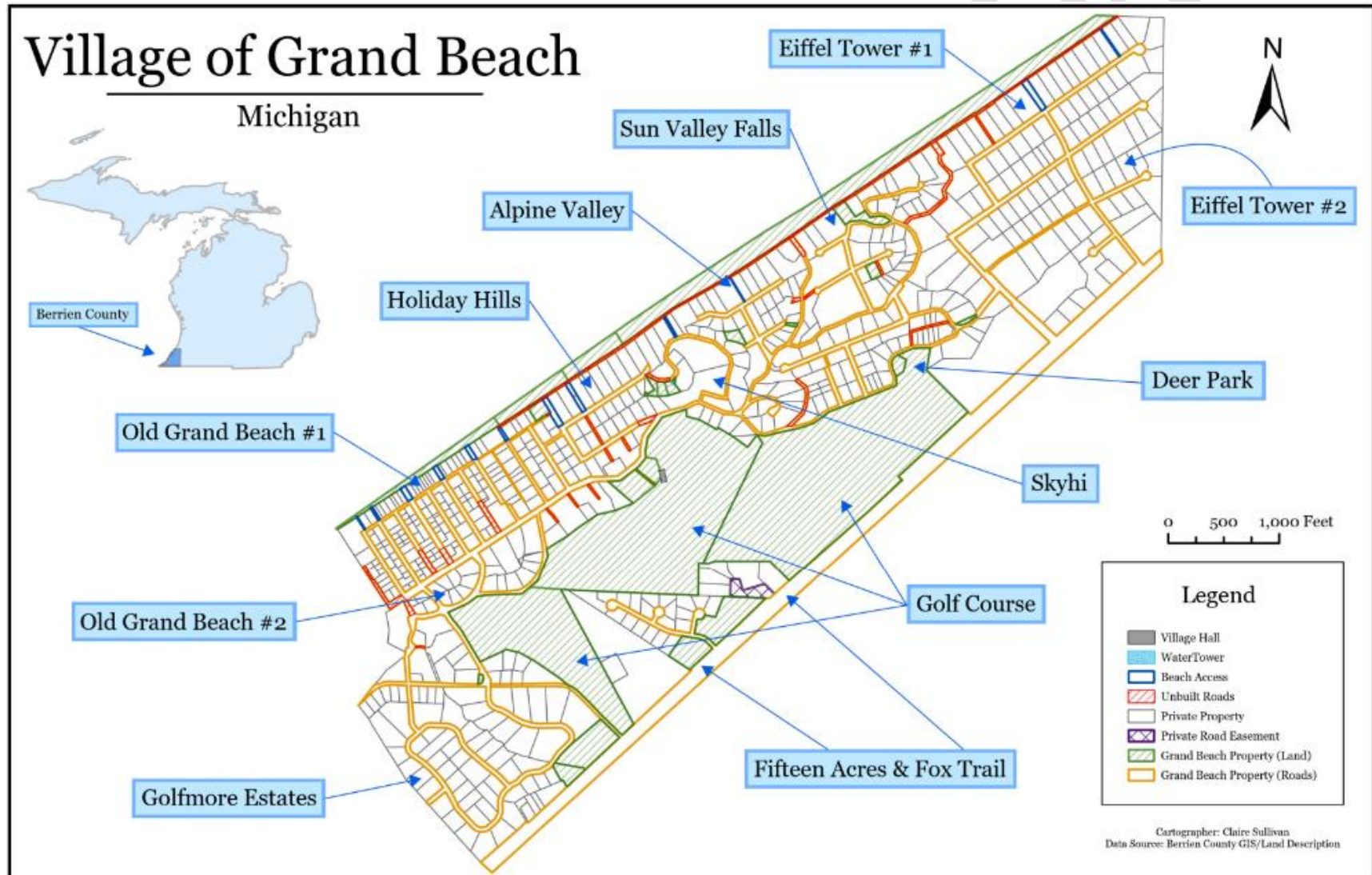
Rank	Average Score	Survey Question Details
1	1.34	Maintain zoning which requires only single-family homes be built in Grand Beach.
2	1.36	Create an exploratory ongoing committee to determine options to improve/bring back beaches.
3	1.53	Improved regular/timely communication between the Village and the homeowners.
4	1.54	Maintain the Village zoning that is currently in place with high density, medium density, and low density.
5	1.58	Pump sand from out in the lake to replenish the sand on the beaches. This would need to be done initially once every two years.
6	1.75	Replace, repair, and maintain roads (GB cost + possible grant money) and implement an on-going maintenance program.
7	1.79	Enforce Rental Ordinance that took effect January 1, 2023.
8	1.84	Enact Ordinance to protect trees; no clear cutting of lots, cut vines that choke trees. Consider removal of trees that are a clear and present danger.
9	1.92	Investigate solutions to E. Coli in White Creek. Determine if Grand Beach can take any actions to address the contamination of the creek.
10	2.07	Repair/replace exterior trim and windows, paint the trim of the Village Hall.

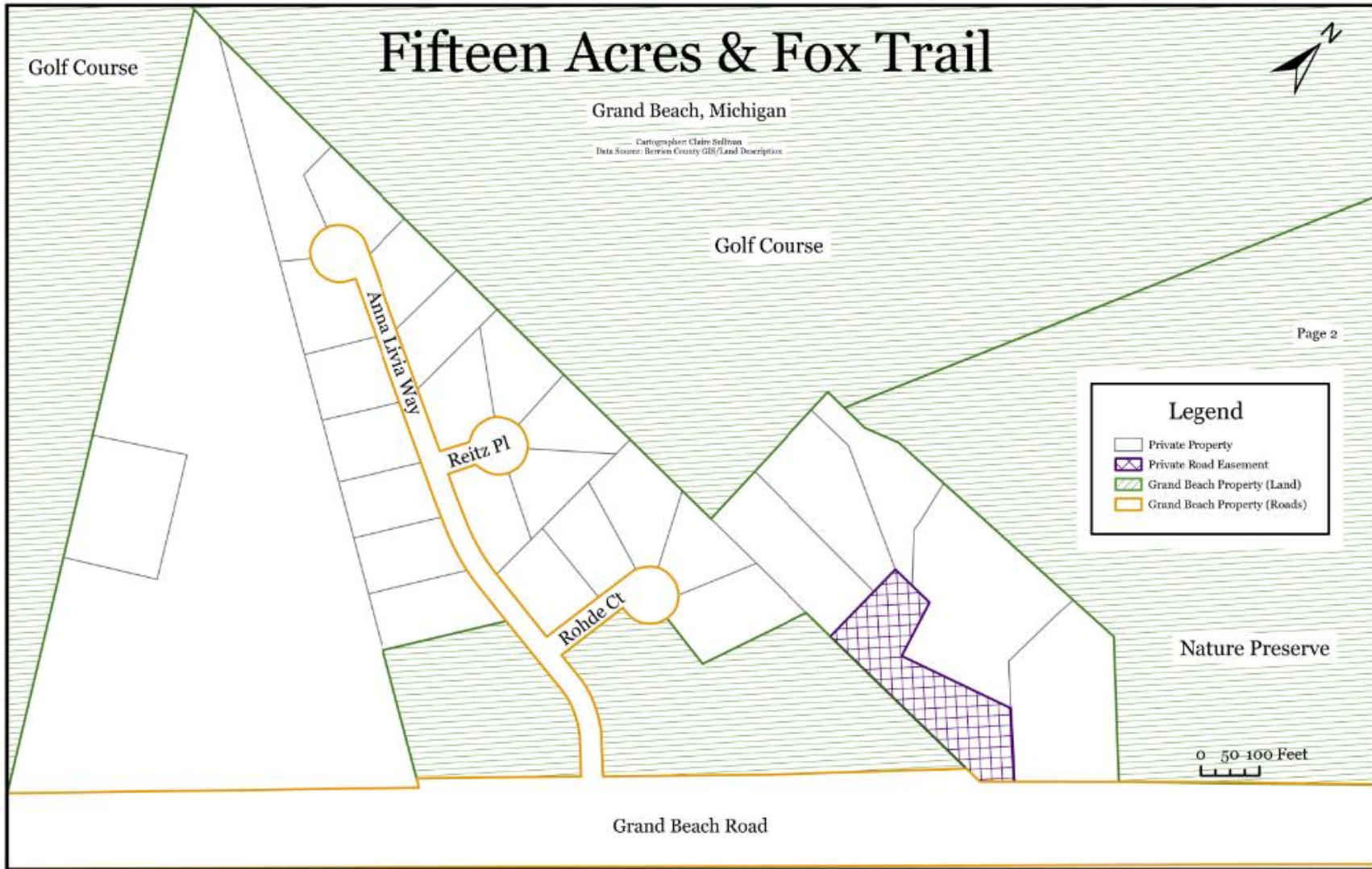
11	2.1	Gain back beach by building breakwaters. Once the exploratory committee determines the best approach to accomplish this, the Army Corp of Engineers approves the plan, and the council approves moving forward, it could take 4 years to accomplish actual construction of breakwaters if funds are able to be procured.
12	2.17	Repair/replace the golf course irrigation
12.5	2.33	Should the pier (off Whitewood Beach) NOT be made available to the public for viewing due to safety and liability concerns?
13	2.4	New pickleball courts (4) and related parking area.
14	2.43	Establish a committee to study the use of the Village Hall and its immediate surrounding space as a drawing point for the community.
15	2.45	Add 5 handicapped parking spaces on the second floor of Village Hall due to the lack of an elevator in the building.
16	2.49	Rebuild lost or filled-in sand traps on the golf course, refresh existing sand traps.
17	2.61	Create immediate spaces and activities for members of the entire community to meet and socialize by creating patio space on second floor of Village Hall, purchase patio furniture, pizza oven, hot dog/sausage warmer, etc.
18	2.63	Continue improved Village signage of speed limits, stop signs, traffic signs, beach entrance signs, etc.
19	2.66	Insulate the interior of the maintenance building and paint the exterior.
20	2.7	Build new sidewalks and repair old sidewalks on several streets. Exact plan for new sidewalks to be proposed by Village Council.
21	2.78	New tennis courts (2) and parking area.
22	2.81	New basketball court and volleyball court.
23	2.84	The Village Hall should be able to be used by non-residents for special events (i.e. weddings, birthdays, etc.) in conjunction with the social club calendar for a fee.
24	2.84	Enhance accessibility of the Grand Beach Nature Preserve, for example lighted walking paths, picnic tables, stock lake with fish, etc.

25	2.85	Build additional handicapped viewing platforms at Lake Street and Robin Lane.
26	2.86	Build a new gathering place to meet, eat, and drink with a pro shop, approximately 2500 sf building.
27	2.9	Add a second playground more centrally located near the Village Hall, some equipment would be handicapped accessible.
28	2.97	The Village of Grand Beach should sell Village owned property such as a portion of Jensen Court to a private owner to generate funding.
29	3.03	Create 3 new small-space parks using existing Village property.
30	3.22	Community Pool (\$25,000 annual maintenance)
31	3.23	Paddle board and kayak storage racks by the entrance to the beach. A fee will be charged to those using the racks.
32	3.59	Add a second arch toward the north end of Grand Beach Road.
33	3.59	Build small Grand Beach Arches at each active beach access area.
34	3.65	Foot washing stations at beach.

## APPENDIX: MAPS

The detailed maps below provide insight into each of the areas of the Village of Grand Beach which include indicating Village owned roads (built and unbuilt), Grand Beach owned property, and the location of private property.







# Alpine Valley

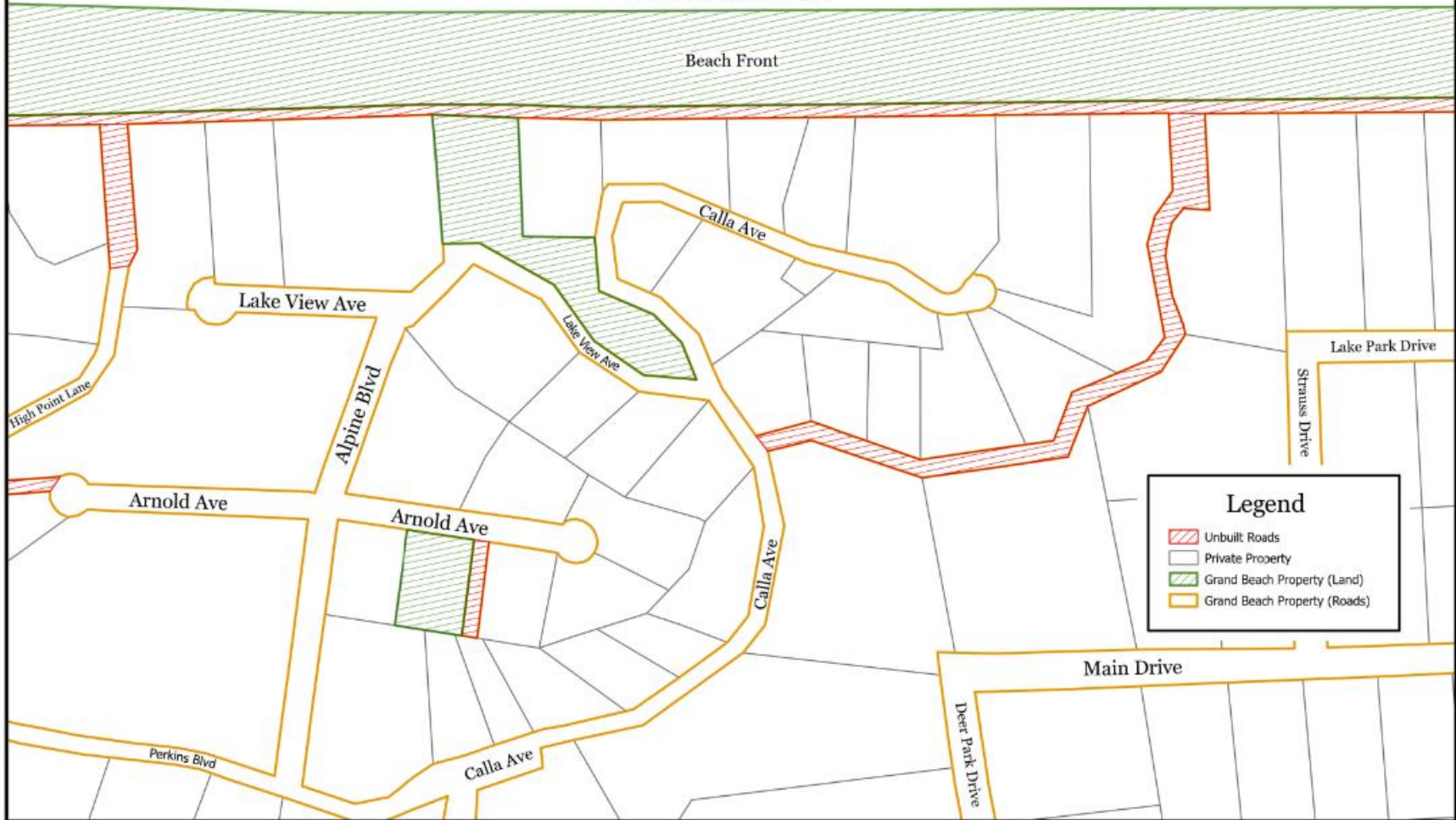
Grand Beach, Michigan

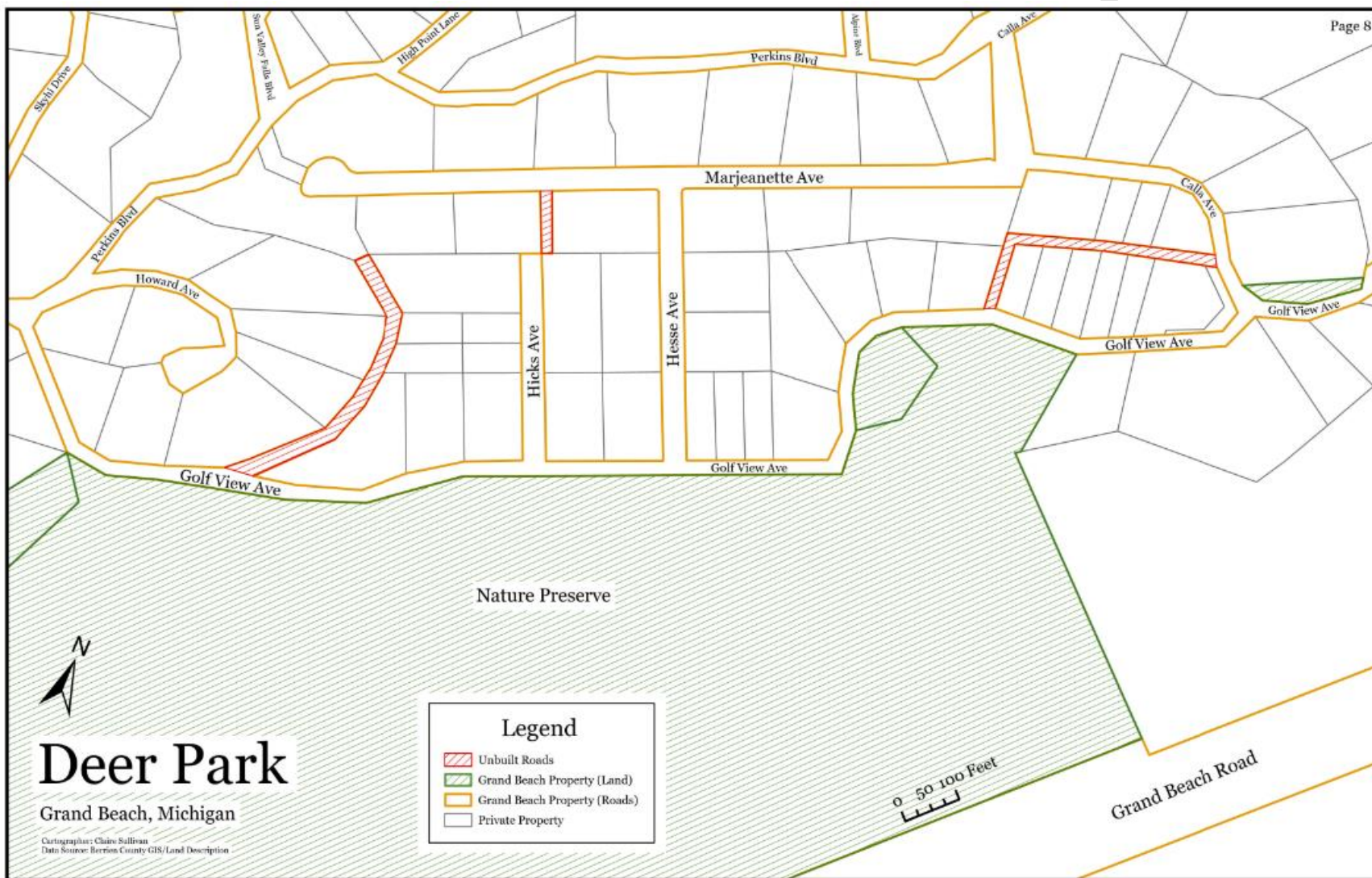
Cartographer: Claire Sullivan  
Data Source: Berrien County GIS/Land Description

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0 50 100 Feet





# Eiffel Tower #1

Grand Beach, Michigan

Cartographer: Claire Sullivan  
Data Source: Berrien County GIS/Land Description

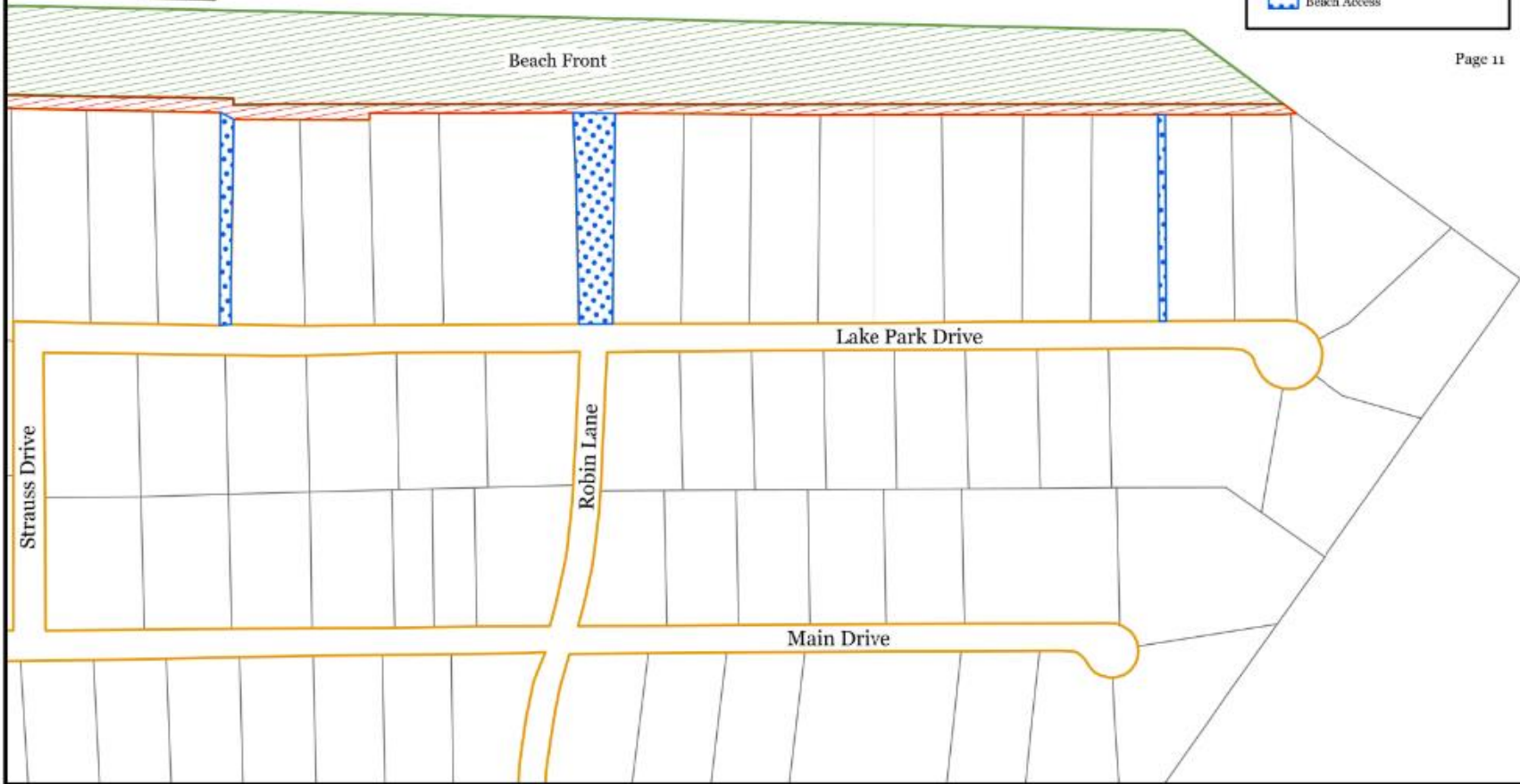


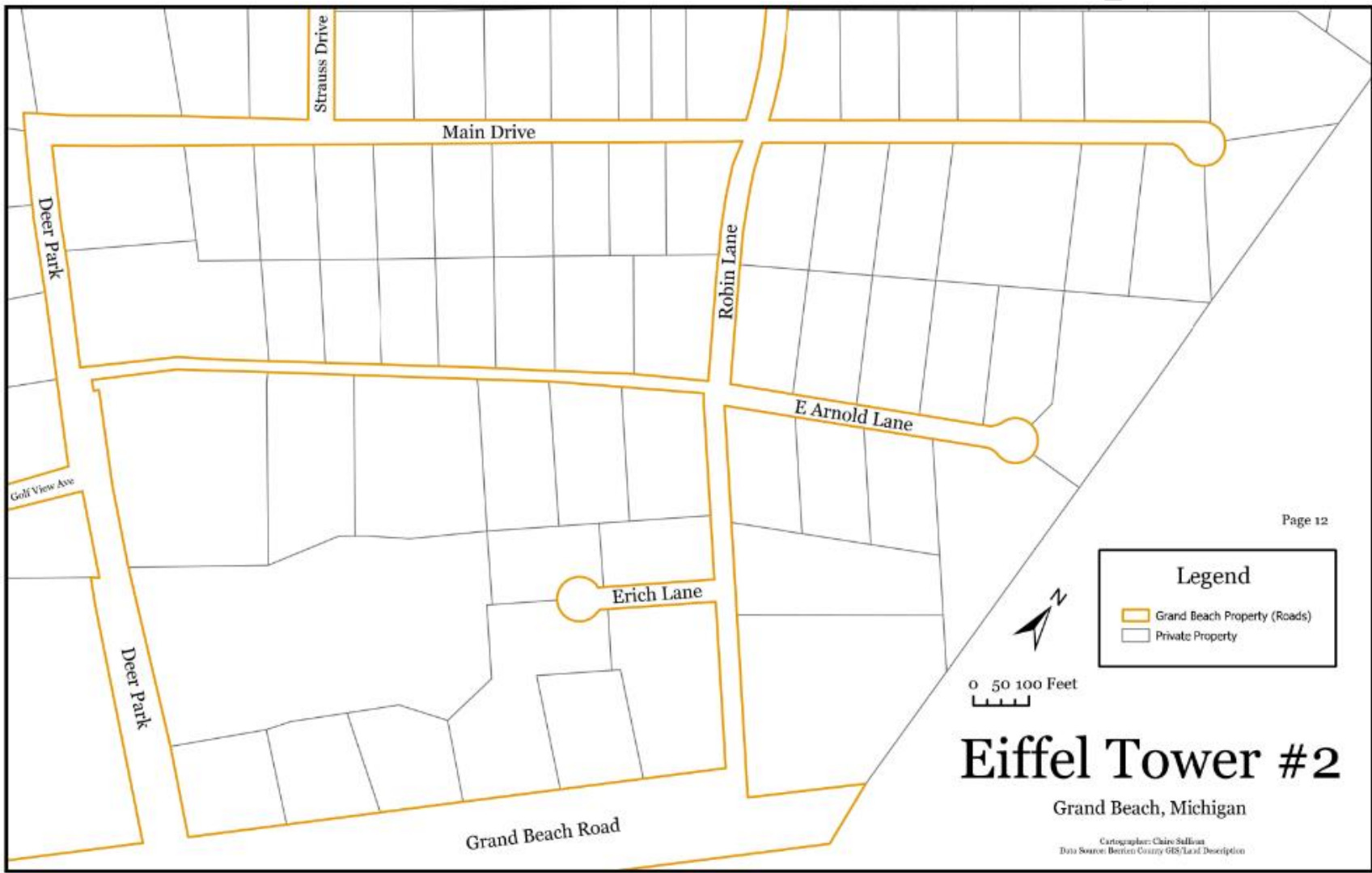
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## Legend

- Private Property
- Grand Beach Property (Land)
- Grand Beach Property (Roads)
- Unbuilt Roads
- Beach Access

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**Legend**

- Grand Beach Property (Roads)
- Private Property

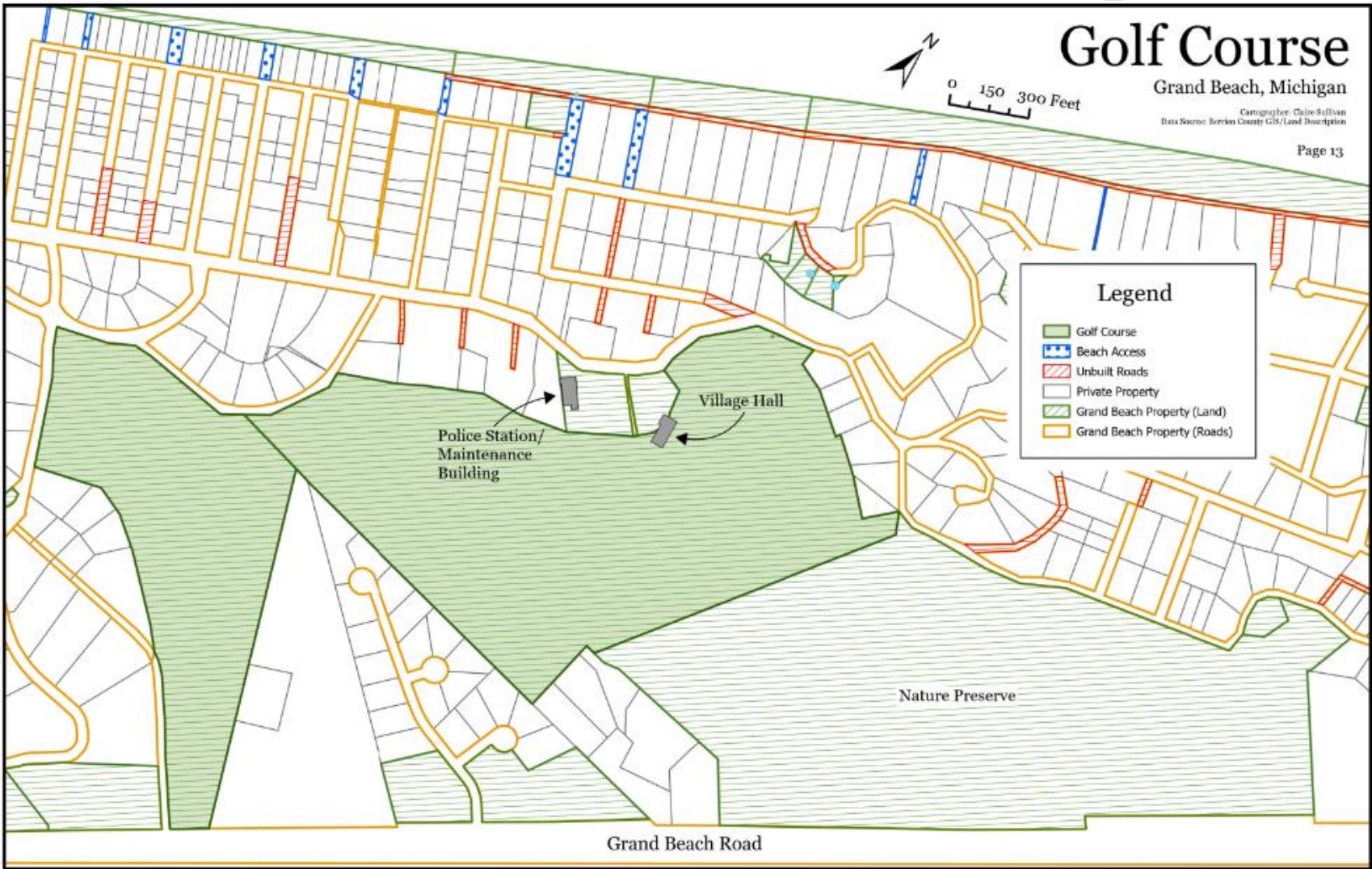
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# Eifel Tower #2

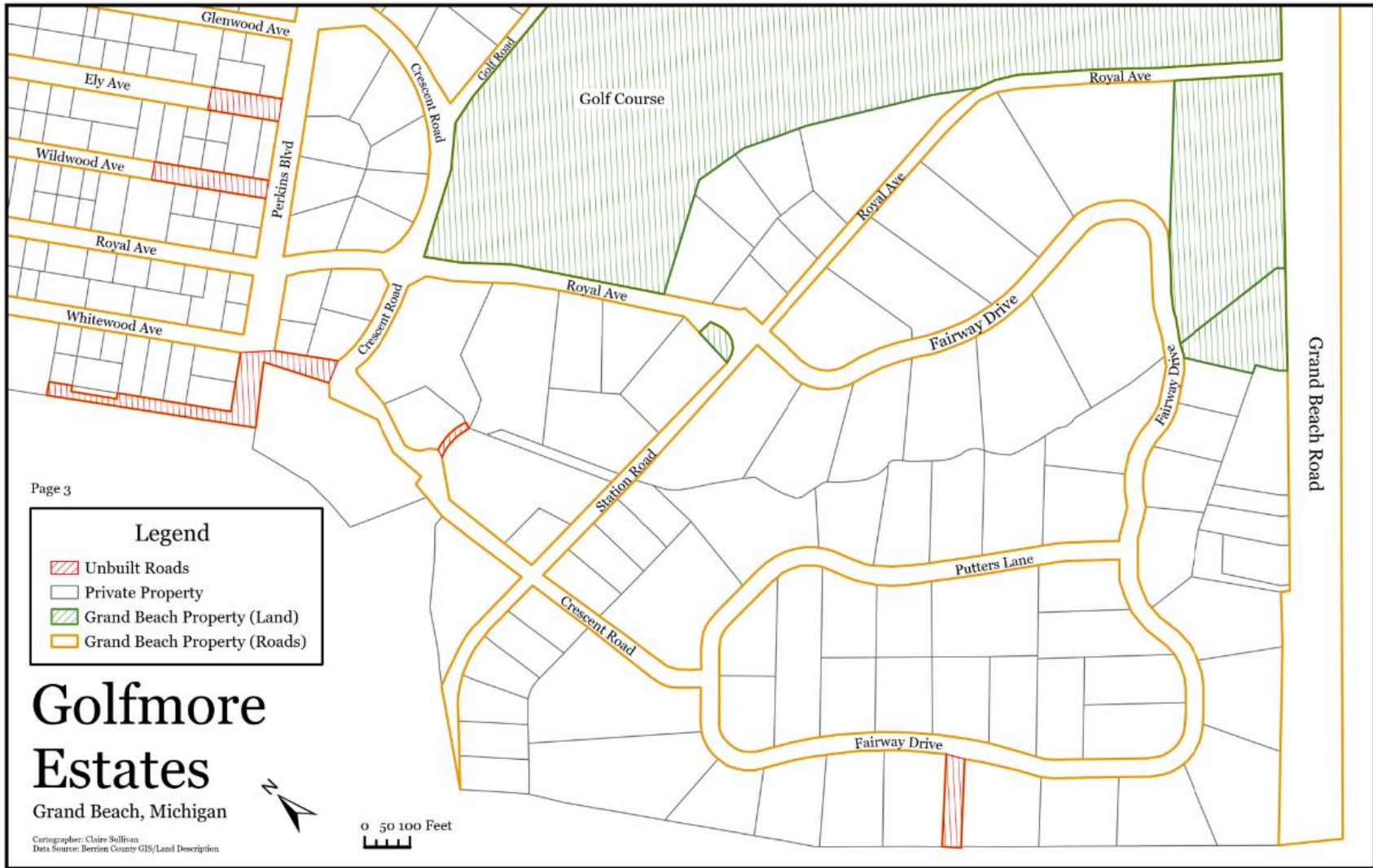
Grand Beach, Michigan

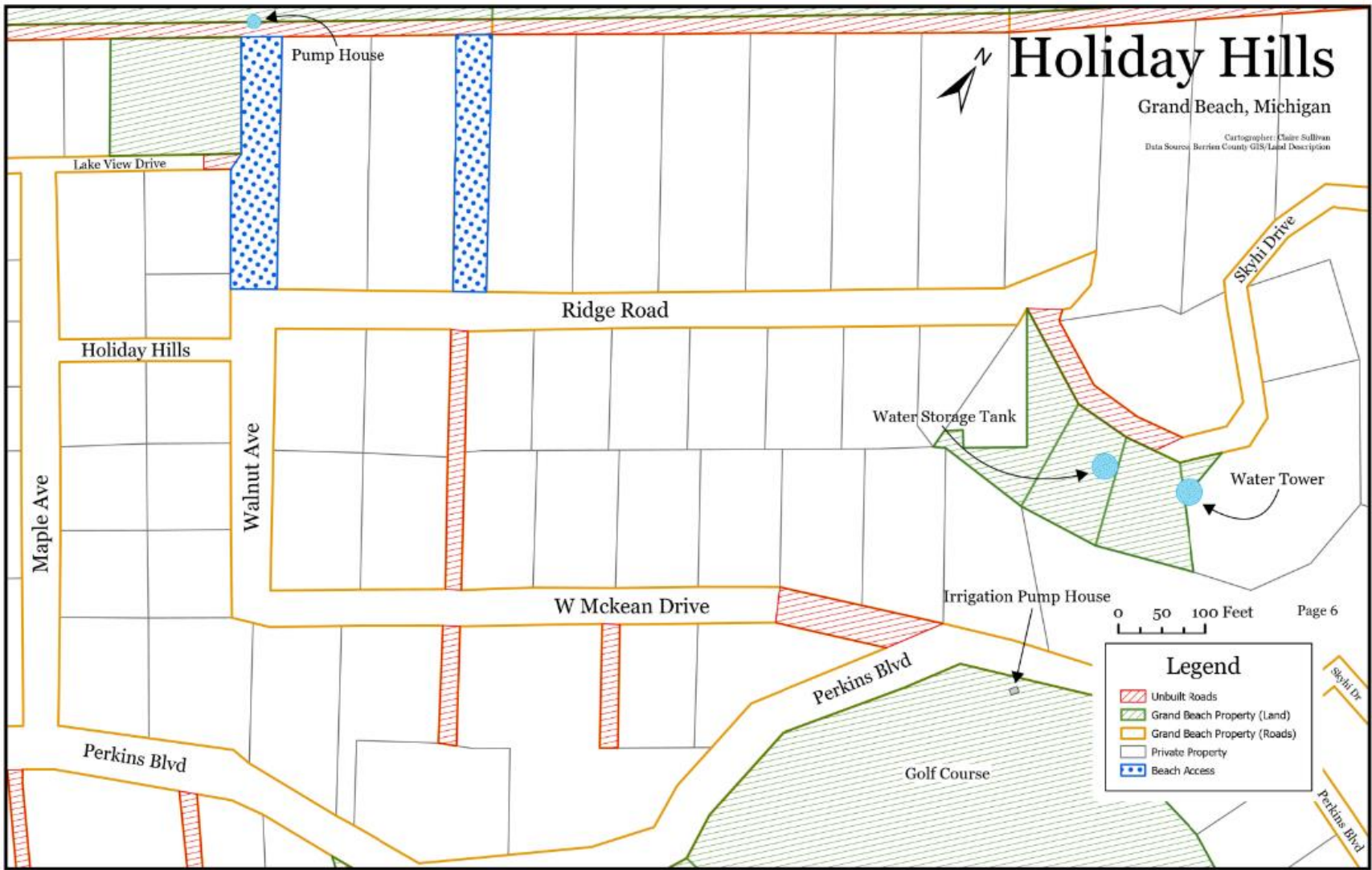
Cartographer: Claire Sullivan  
Data Source: Berrien County GIS/Land Description

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# Old Grand Beach #1

Grand Beach, Michigan

Cartographer: Claire Sullivan  
Data Source: Berrien County GIS/Land Description



0 50 100 Feet

**Legend**

- Beach Access
- Unbuilt Roads
- Private Property
- Grand Beach Property (Land)
- Grand Beach Property (Roads)

