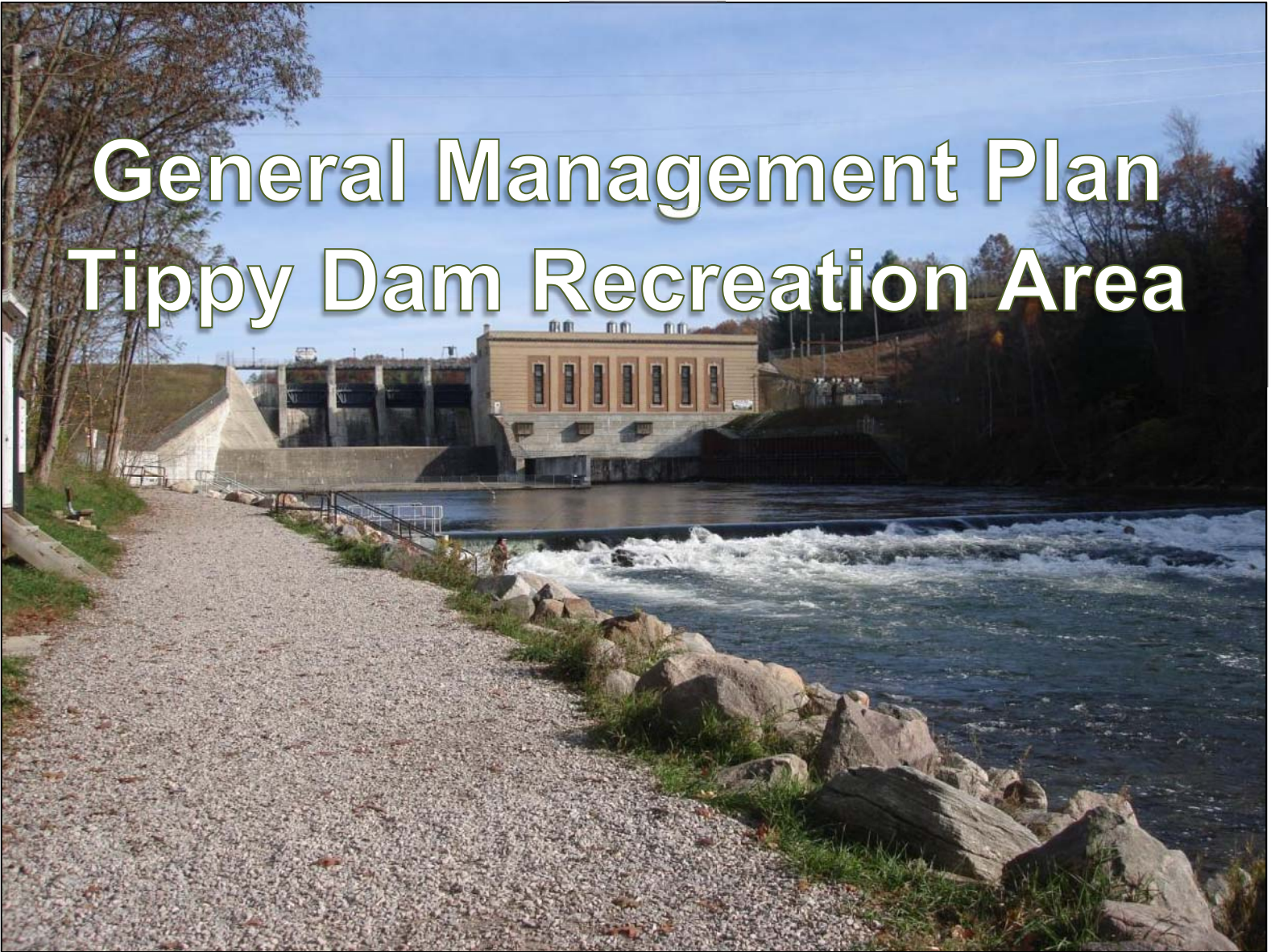


# General Management Plan Tippy Dam Recreation Area



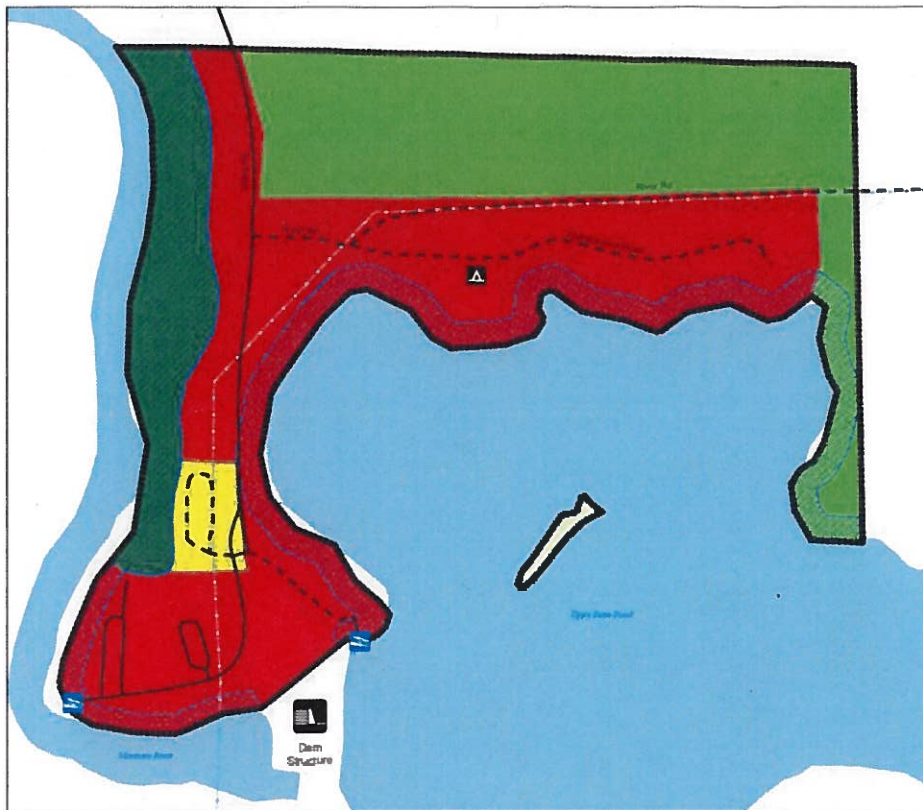
Approved August 19, 2014

Michigan Department of Natural Resources  
Parks and Recreation Division



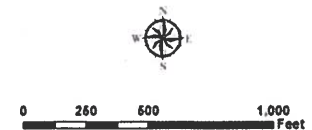
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## TIPPY DAM RECREATION AREA MANAGEMENT ZONES

- Recreation Area Boundary
- Paved Road
- Gravel Road
- Powerline
- Management Zones (base)**
- Visitor Services
- Developed Recreation
- Natural Resource Recreation
- Backcountry
- Primitive
- Management Zones (overlay)**
- Scenic



Version 11/26/2013 (SRP/DAJ)

The project was directed by Deborah Jensen, Management Plan Administrator Michigan Department of Natural Resources, Parks & Recreation Division, with assistance from Jeff Johnson.

### Plan Approvals:

Chief, Parks & Recreation Division

8/11/14  
Date

Natural Resources Deputy

8/19/14  
Date

Director, Department of Natural Resources

8/19/14  
Date



**PLAN APPROVAL RECOMMENDATIONS:**

PRD – Section Chiefs:

5/12/14

Date

DNR – Resource Management Bureau:

5/20/14

Date

MSPAC – Stewardship Subcommittee:

5/15/14

Date

NRC – Michigan State Parks Advisory Committee:

7/9/14

Date



# Resolution

## RESOLUTION NO. 07-2014-01

### MICHIGAN STATE PARKS ADVISORY COMMITTEE (MSPAC)

#### RESOLUTION TO RECOMMEND APPROVAL OF THE “TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN”

**ADOPTED: July 9, 2014**

**WHEREAS**, the Department of Natural Resources’ (DNR) Parks and Recreation Division has completed the General Management Plan for Tippy Dam Recreation Area; and

**WHEREAS**, the planning process reflects sensitivity to natural resource values, historic and cultural resource values, recreation and education opportunities, and is inclusive of all DNR programs and representative of eco-management; and

**WHEREAS**, the planning process was further inclusive of stakeholder, constituent, and public input; and

**WHEREAS**, the General Management Plan represents sound guidance for future planning phases that will be consistent with the mission of the DNR and the Parks and Recreation Division, and reflective of the purpose and significance of the Tippy Dam Recreation Area; and

**WHEREAS**, the General Management Plan is consistent with the recommendations of the Michigan State Parks and Outdoor Recreation Blue Ribbon Panel report submitted to Governor Rick Snyder; and

**WHEREAS**, the General Management Plan has been reviewed and recommended for approval by the Parks and Recreation Division and the MSPAC Stewardship Subcommittee.

**THEREFORE, BE IT RESOLVED**, that the Michigan State Parks Advisory Committee recommends approval of the Tippy Dam Recreation Area General Management Plan; and

**THEREFORE, BE IT FURTHER RESOLVED**, that the Michigan State Parks Advisory Committee further recommends that the DNR Director approve the General Management Plan for Tippy Dam Recreation Area.

Submitted by: Chris Graham, Chair, MSPAC Stewardship Subcommittee

<b>Motioned by:</b>	<b>Julie Clark</b>	<b>Yeas:</b>	<b>9</b>
<b>Seconded by:</b>	<b>Ann Conklin</b>	<b>Nays:</b>	<b>0</b>
		<b>Abstained:</b>	<b>0</b>
		<b>Absent:</b>	<b>7</b>

*This Resolution was adopted by the Michigan State Parks Advisory Committee at their meeting held on July 9, 2014, as Resolution No. 07-2014-01.*



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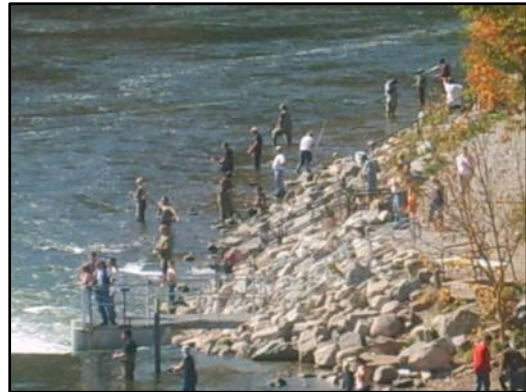


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# Executive Summary

Tippy Dam Recreation Area is a 117 acre site, located at the Consumers Energy Dam on the Manistee River, in Manistee County. It is managed by the DNR Parks and Recreation Division under a lease agreement with Consumers Energy. The recreation area offers excellent fishing opportunities and provides boating access to the Manistee River and the Tippy Dam pond. The site also has rustic campground with 38 sites and a cabin, which are open year-round.



*Tippy Dam hosts world class river fishing for salmon and steelhead*

The General Management Plan (GMP) for Tippy Dam Recreation Area defines a long-range management strategy that will assist the Parks and Recreation Division in meeting its responsibilities to protect and preserve the site's natural and cultural resources, and to provide access to land and water based public recreation and educational opportunities. First, the GMP establishes a 20-year Management Zone Plan that provides specific guidance for development, stewardship, public use, education & interpretation and park operations & management at Tippy Dam Recreation Area. Second, the Plan provides 10-Year Action Goals that address the desired future condition within the site.

The Department of Natural Resources (DNR) Parks & Recreation Division (PRD) oversaw the planning process for Tippy Dam Recreation Area. The Plan was developed with significant and valuable input from the Planning Team, which included representatives from Consumers Energy, stakeholders, and the public. Additionally, several existing planning documents, including the Michigan Comprehensive Outdoor Recreation Plan and the Michigan State Parks Outdoor Recreation Blue Ribbon Panel Report, were used as guiding references.

## Significance of Tippy Dam Recreation Area

Each GMP developed by the PRD is built upon the park's unique significant features. The park's unique geological, ecological, recreational, cultural, and historical features make it a significant asset to the State of Michigan. With guidance of the Planning Team and input from the park's stakeholders and the public, the "Purpose and Significance" statements were formulated for Tippy Dam Recreation Area. This established an identity for Tippy Dam as a place to be valued for its excellent fishing and recreation opportunities and the beautiful scenery the Manistee River valley has to offer.

- ♦ **World-class Fishing** - Tippy Dam Recreation Area is one of the most popular access sites for fishing in Michigan. It hosts world-class river fishing for salmon, steelhead, and brown trout. The site also offers an accessible fishing pier on the Manistee River, is the location for salmon and steelhead fishing clinics taught by MDNR staff, and provides access to Tippy Dam Pond, another excellent fishery.
- ♦ **High visitor numbers** - The site hosts over 50,000 day use visitors per year, concentrated in the spring and fall in response to the excellent fishing opportunities.
- ♦ **Tippy Dam** - Constructed in 1918, Tippy Dam is considered Consumers Energy's second largest dam.



- ♦ **Partnership** - The site demonstrates a long-standing partnership between Consumers Energy and the DNR for the mutual benefit of both parties, and the many visitors to the site.
- ♦ **Manistee River** - The site is located on the banks of the Manistee River. Downstream of Tippy Dam, this is a federally designated National Recreational River. The river, with uninterrupted flow to its mouth at Lake Michigan, is popular for canoeing and kayaking.
- ♦ **Manistee National Forest** - The Recreation Area is located within the Manistee National Forest, one of only two National Forests in Lower Michigan. The Manistee National Forest includes over half a million acres of public lands and provides extensive recreation opportunities for visitors, habitat for fish and wildlife, and resources for local industry.
- ♦ **North Country Trail** - Tippy Dam Recreation Area is located 1.5 miles south of the North Country Trail and provides an opportunity for overnight accommodation for hikers. This 4600 mile National Scenic Trail stretches across seven states from New York to North Dakota.
- ♦ **Camping** - The Recreation Area offers year-round camping opportunities with 38 rustic sites and 1 solar-powered cabin.
- ♦ **Bat habitat** - The cavernous spillways within the dam contain the largest known hibernaculum in the Lower Peninsula, hosting approximately 24,000 bats, represented by at least 4 different species. This is also the northern most occurrence of the Indiana bat, which is a federally listed endangered species.
- ♦ **Wildlife** - The Manistee River valley below Tippy Dam offers excellent opportunities for wildlife watching. Protected and threatened species known to inhabit the valley in the area include bald eagles and the red-shouldered Hawk.

## **Management Zones**

The Management Zone Plan was developed in keeping with the park's unique identity. Similar to the Purpose and Significance statements, the Management Zone Plan was also drafted by the Planning Team, and reviewed by stakeholders and the public. The Management Zone Plan seeks to preserve and protect the park's natural resources and scenic values, while creating opportunities for recreation, education and interpretation. To achieve this, the 117-acre park was divided into the following zones:

- ♦ **Developed Recreation Zone** comprises 51 acres (50%) and allows active recreation with high density of use conducted in areas not designated for natural resource significance. The day-use area and campground are located in this zone, which includes the parking areas, access road and both launch ramps.
- ♦ **Backcountry Zone** comprises 36 acres (35%) and emphasizes resource quality over recreation, but allows for modification of the landscape to accommodate a moderate level of active recreation use. The undeveloped area north of River Road, and the peninsula at the east end of the site are included in this zone.
- ♦ **Natural Resource Recreation Zone** covers 11 acres (10.8%) of the site and allows active recreation with medium-high density of use conducted in natural settings. There is still an emphasis on resource quality over recreation, but in this zone, higher levels of use are permitted. At Tippy Dam Recreation Area, this zone is along the Manistee River corridor, north of the fishing deck and extending to the top of the bank. This area experiences heavy use by fishermen but the natural resources along the river corridor must continue to be protected.



- ◆ Scenic Overlay Zone comprises 26 acres (26%) along the dam pond and the Manistee River corridor, and reflects a desire to maintain the scenic views and natural beauty of the waterfront. The 100 foot wide buffer along the banks of Tippy Dam Pond is intended to limit development in this area and is in response to a requirement by Consumers Energy's Land Management Plan, a component of its operating license from the Federal Energy Regulatory Commission (FERC). The river corridor scenic overlay reflects the fact that this is a federally designated National Recreational River, which recommends restrictions on development and vegetation management that will enhance and promote the appearance of old growth forest.
- ◆ Visitor Services Zone comprises 2.7 acres (2.6%) and encompasses the developed areas required for program administration and operations. This zone includes the park office and maintenance facilities and all related land required to conduct the business of running a state recreation area.
- ◆ Primitive Zone includes 0.6 acres (0.6%) and is limited to the island in Tippy Dam Pond. This zoning reflects the desire to keep the island in its natural state, with no recreational development.

### **10-Year Action Goals**

The General Management Plan looks at each management zone and identifies 10-Year Action Goals that the Planning Team believes are necessary to guide management and development within the zones in order to achieve the desired user experience and natural resource protection. Action goals apply either to the whole park or to specific locations within the park, as appropriate and according to the management zone. The Action Goals are listed in Chapter 6 and include the following highlights:

- ◆ Enter into new lease agreement with Consumers Energy with a longer term lease instead of a year to year extension. (in effect after 2015)
- ◆ Implement land & water based invasive species control
- ◆ Continue to address user conflicts and illegal activities
- ◆ Identify opportunities to improve connectivity beyond the park boundaries
- ◆ Identify opportunities to support floating activities (water trails)
- ◆ Continue to provide recreation programs and events that promote the department's goal of angler recruitment and retention
- ◆ Identify, evaluate and implement opportunities for alternative overnight accommodation
- ◆ Evaluate the needs and feasibility of expanding the campground
- ◆ Evaluate options to provide shower/bathroom opportunities at the facility (seasonal)
- ◆ Identify the need for additional lighting in the day-use area for safety and security
- ◆ Improve and expand fish cleaning station
- ◆ Separate campground road and county road and relocate contact station to improve campground security



# 1. Core Values & Guiding Resources

Core values are the foundation upon which the park management plan is based. Core values are derived from the mission statements of the Department of Natural Resources (DNR) and Parks & Recreation (PRD), as well as the priorities of the Director, to ensure that the state will acquire, preserve, and protect 1) natural resources and 2) cultural resources, and continue to provide 3) public recreation and 4) educational opportunities throughout the state park system.

## 1.1 Mission Statements

### DNR Mission Statement

The Michigan Department of Natural Resources is committed to the conservation, protection, management, use and enjoyment of the state's natural and cultural resources for current and future generations.

### PRD Mission Statement

The Parks & Recreation Division's mission is to acquire, protect, and preserve the natural and cultural features of Michigan's unique resources, and to provide access to land and water based public recreation and educational opportunities.

### Five Goals of the DNR

1. Protect the natural and cultural resources
2. Ensure sustainable recreation use and enjoyment
3. Enable strong and natural resource-based economies
4. Improve and build strong relationships and partnerships
5. Foster effective business practices and good governance

"We can't have a strong economy without first-class natural resources, and we have to wisely manage those resources for the common good."

*DNR Director Keith Creagh  
(2012)*



*Cabin overlooking Tippy Dam backwaters*



*Accessible observation / Fishing platform*



## **1.2 Additional Guiding Resources**

The General Management Planning process is guided and shaped by several resources developed to provide recommendations for managing Michigan's park and recreation system. In particular, these resources have helped shape the 10-Year Action Goals established in this Plan.

### **PRD Strategic Plan (2009-2019)**

The PRD Strategic Plan, approved in 2009, was developed to establish one cohesive plan for the division that spells out long-range goals, objectives, actions, and specific tasks for Michigan's state park and recreation system. Management Planning is a defined strategic process within this plan.

### **Michigan Statewide Comprehensive Outdoor Recreation Plan (SCORP) (2013-2017)**

SCORP is a five-year strategic plan that shapes investment by the state and local communities in priority outdoor recreation infrastructure and programming. The Plan's overarching goal is to utilize Michigan's diverse and abundant natural assets to meet the fun, relaxation, and health needs of Michigan's residents and visitors, and the economic development needs of the state and local communities, by:

- Collaboration and cooperation
- Maintenance and continuous improvement of facilities
- Access to and connectivity between facilities
- Integration with economic development plans
- Effective marketing
- Protection and interpretation of natural resources



### **Michigan State Parks & Outdoor Recreation Blue Ribbon Panel Report (2012)**

The Blue Ribbon Panel's report to Governor Snyder identifies a number of recommendations for system-wide changes to programs, management, infrastructure type, and investment strategies that set up the visionary framework for the next 30-50 years of park and outdoor recreation management in Michigan. Several of the recommendations included in the report include:

- Identify and protect important natural, cultural, historic, and prehistoric resources
- Diversify funding
- Prioritize development of statewide and regional systems of connected trail networks
- Connections between communities and their recreational assets to strengthen regional identities
- Integrate tourism and economic development marketing
- Prioritize investment in parks and recreation





### **Michigan Comprehensive Trail Plan (2013 - 2018)**

The Trail Plan, developed by an 11-member committee appointed by Governor Snyder, includes eight priority recommendations with associated key actions that should be implemented to assist in achieving the vision of establishing a high quality, nationally-recognized, state-wide trail system. The eight recommendations are as follows:

- Trails are maintained to ensure a sustainable and quality trail system
- Expand trails and trail experiences and opportunities to ensure accessibility to trail systems, outdoor recreation opportunities and natural and cultural resources
- The Michigan Snowmobile and Trails Advisory Council leads the effort to maintain and enhance Michigan's reputation as the trail state
- Link trails, trail users and adjoining towns to create memorable trail experiences and enhance economic prosperity
- Develop, enhance and celebrate partnerships and collaborations
- Implement a marketing plan including an electronic portal that allows citizens and visitors to be aware of all trails and related amenities
- Develop funding sources and mechanisms for trail maintenance, acquisition and development
- Ensure that the state's trail system compliments other plans and planning efforts

### **Managed Public Land Strategy (2013)**

The DNR-Managed Public Land Strategy provides a framework for the continued conservation, use and management of public lands to provide an enhanced quality of life for Michigan residents, create jobs and protect the essence of Michigan, its woods, waters, wildlife and other natural and cultural assets. The Strategy identifies three broad goals with desired outcomes, metrics, and measurable objectives identified for each goal. These goals are to:

- Provide quality outdoor public recreation opportunities
- Foster regional economic prosperity
- Protect natural and cultural resources for future generations



### 1.3 Summary of Legal Mandates

For all park General Management Plans, legal mandates are identified that serve to further guide the development of the General Management Plan and subsequent Action Plans. For our planning purposes, the term “Legal Mandates” refers to not only state law, but also the administrative tools of “Policy” and “Directive” of the Natural Resource Commission, the Department, and the Parks & Recreation Division. There are several general and site specific legal mandates applicable to Tippy Dam Recreation Area listed in Appendix A: Supporting Analysis. As the land owner, Consumers Energy has other requirements for management of the property and is subject to FERC licensing requirements.

The legal mandates that most directly impact planning and management of Tippy Dam State Park focus on the following areas:

- Compliance with public health and safety regulations regarding campgrounds, wastewater systems, and discharge of pollutants to surface water and groundwater.
- Identification of the duties of the DNR in reinforcing its core values concerning preservation, protection and management.
- Requirement of a Recreation Passport for entry into the park.



*Enjoying the view at Tippy Dam Pond*



*Fish slide for walking up the stairs with your catch*



*Steelhead Fishing below Tippy Dam*



# 2. Plan Process Overview

## 2.1 Why Plan?

Park planning is not a new concept. The DNR has developed Master Plans in the past for many of Michigan's state parks. Most of these plans are now 20-40 years old and do not reflect today's realities or desires of recreational users. Past plans put a strong emphasis on development and often did not include stewardship of natural and cultural features or opportunities for education and interpretation.

General Management Planning provides a new way of planning for a park. The GMP sets out a framework for protecting park resources while providing for meaningful visitor experiences. The long-range vision and management objectives for the park are derived from applicable legal directives, the purpose of the park, the park's significant natural and cultural resources and its relationship to the local community and region.

A GMP develops as a result of a series of planning steps. Each step builds upon the previous, and action decisions focus on (1) the mission of the Parks & Recreation Division (PRD), and (2) the specific Purpose and Significance of the park. There are three stages of planning, implemented in the following order:

- 1) **General Management Plan (GMP)** that presents a 20-Year Management Zone Plan used to guide park planning decisions and a 10-Year Action Goals Plan that establishes specific action strategies within each management zone.
- 2) **5-Year Implementation Plan** outlines specific actions to implement.
- 3) **Annual Work Plan** addresses what will be done during a given year, and what progress was made throughout the previous year.

## 2.2 Planning Objectives

The objective of the General Management Plan is to bring together Parks & Recreation Division staff, stakeholders, and the public into a planning process that defines and clarifies the unique "Purpose and Significance" of Tippy Dam Recreation Area. Collectively, those attributes will be reinforced in the planning and management decisions that impact the park through the implementation of the Management Zone Plan and Action Goals.

Extensive input was sought throughout the planning process. An online survey was developed that solicited input from park users. Stakeholders and the public were invited to workshops where they could provide verbal and written comments regarding the General Management Plan. The draft plan was also available for review on the DNR's website, and the public was invited to submit questions or comments concerning this initiative. The Planning Team collected and discussed input, and refined the plan as appropriate.



*Public input is a key component of the GMP*



### 2.3 Planning Team

The General Management Plan would not exist without the valuable input and expertise provided by all members of the “Planning Team.” The planning team is made up of DNR personnel representing all different areas of expertise and included representatives from Consumers Energy. Please refer to Appendix C for summaries of all Planning Team meetings.

Division	Name	Title
Parks and Recreation	Debbie Jensen	Management Plan Administrator
Parks and Recreation	Matt Lincoln	Planning Analyst
Parks and Recreation	Jeff Johnson	Planning Assistant
Parks and Recreation	Melinda Eberbach	Unit Supervisor
Parks and Recreation	Bryan Miller	Lead Ranger
Parks and Recreation	Tim Schreiner	Cadillac District Supervisor
Parks and Recreation	Troy Rife	Northwest Regional Planner
Parks and Recreation	Glenn Palmgren	Stewardship Resource Specialist
Parks and Recreation	Lisa Gamero	Stewardship Cultural Resource Analyst
Fisheries	Mark Tonello	Fisheries Biologist
Forest Resources	David Fisher	Cadillac Unit Manager
Law Enforcement	Steve Converse	Conservation Officer
Education and Outreach	Ed Shaw	Park Interpreter
Wildlife	Steve Griffiths	Wildlife Habitat Biologist
MSHDA	Dean Anderson	State Archeologist
Consumers Energy	Brooke McTaggart	Lease Administrator
Consumers Energy	Richard Castle	Natural Resources Manager



## **2.4 Summary of Public Input Survey**

Understanding the important role of the public in developing this plan, the Planning Team utilized a variety of methods to gather feedback and input from park users. In particular, the public input survey was developed to gather general information about park visitors (both day users and campers), how they use the park, as well as recommendations for improving features and amenities offered at the park.

The survey link was distributed to park visitors at the contact station, provided in a DNR press release, and made available on the Tippy Dam web page. The survey was made available from May 3<sup>rd</sup> until July 14<sup>th</sup>, 2013 and over 250 respondents completed the survey. The survey had a total of nineteen questions, focusing on the following topics:

1. Demographics of respondents
2. Tippy Dam Recreation Area visitor patterns
3. Quality of the day-use facilities
4. Quality of the camping facilities
5. DNR programs and events

A copy of the full survey and responses is available in Appendix B: Public Input Summary.

### **Park User Demographics**

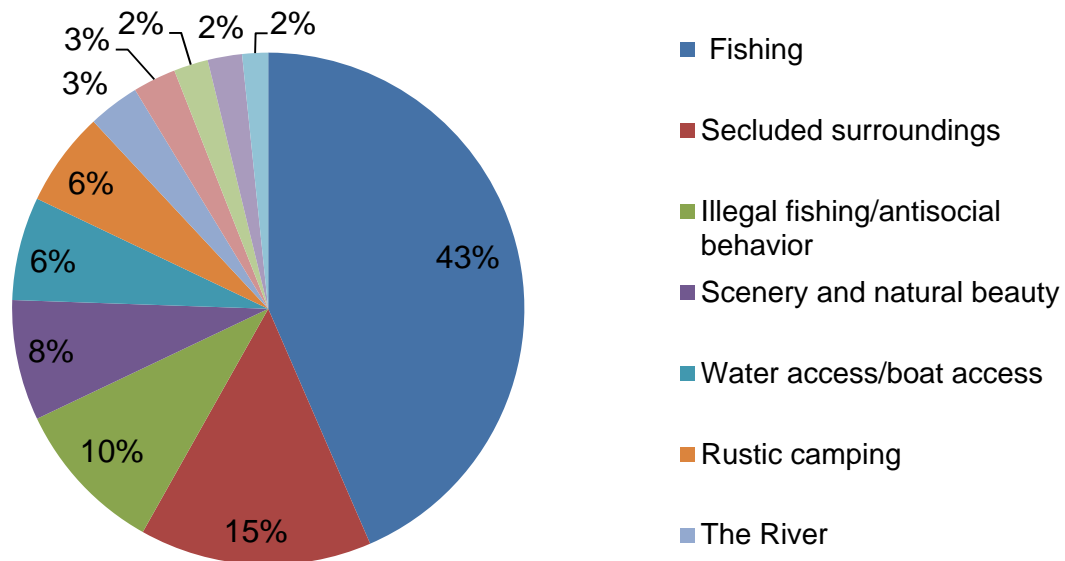
Survey responses were received from a wide age range in almost equal proportions from ages 30 to over 60, with a smaller proportion in the 18 to 29 age group. An overwhelming majority of respondents were male (over 84%). It is interesting to note that responses indicated that most people were repeat visitors with approximately 45% indicating they visit the site more than 5 times a year. Although the heaviest use is in the spring and fall, during the steelhead and salmon runs, 60% of respondents indicate visiting the site in summer and 35% in the winter, indicating a truly year-round facility. It is also interesting to note that the majority of respondents travel more than 100 miles to visit the Recreation Area, indicating a regional draw.

### **What do you think defines or is the identity of Tippy Dam Recreation Area?**

The Planning team wanted to gain a better understanding of the top rated features that defines Tippy Dam RA. It should come as no real surprise that fishing is the first thing that people associate with Tippy Dam. 43% of the people surveyed believed that fishing (primarily steelhead and salmon) defined the park. Secluded surroundings and scenery and natural beauty make up 15% and 8% of the responses respectively. Unfortunately, 10% of the responses associate illegal fishing and antisocial behavior with the park. This is an issue that can't be ignored.



## What Defines Tippy Dam Recreation Area?



### What improvements (if any) would you like to see to the day-use facilities?

The public input on the day-use area will be helpful when making improvements to the park in the future. Day use facilities at Tippy Dam include fishing access, boating access, parking and picnic facilities. The people surveyed were able to write in their own answers to this question. The answers were as follows:

- More DNR enforcement (10%)
- More parking (10%)
- No change (10%)
- Modern bathrooms (9%)
- More fishing access (9%)
- More garbage cans (7%)
- Cleaner bathrooms (7%)
- Boat ramp (5%)
- Improved backwaters boat launch (5%)
- No fees (4%)
- Fish cleaning station/running water (4%)
- Warming house (4%)
- Boat launch current break (4%)
- Less DNR enforcement (2%)
- Dock at the river launch site (2%)
- More trails (2%)
- Keep upper lot open in the winter (2%)
- Modern campground (2%)
- Suspension pedestrian bridge across the river (2%)

With such wide-ranging responses it is clear that there is no single over-riding desired improvement for this area. There are also some items that are not feasible or cost effective. However, it is important to note that more DNR law enforcement is desired by 10% of the survey respondents. This data is useful in helping the Department of Natural Resources see their resources from the users' perspective.



### **What improvements would you most like to see to the camping facilities?**

The camping facilities at Tippy Dam RA are rustic. This means that the campsites don't have electricity or modern toilet shower buildings. The campground does have a rustic cabin heated with gas, free standing stove and solar powered lights (no outlets). The majority of respondents (33%) didn't want any change. However, a total of 26.4% would like to see modern bathrooms and modern campsites. With the numbers being so close to each other a balance between keeping the rustic feel and providing improved facilities needs to be found. The survey also illustrates that only a small percentage of park visitors stay more than 3 days, which could be related to the lack of facilities.

### **Are there other programs / events not currently offered at Tippy Dam that you'd be interested in?**

Michigan's Department of Natural Resources offers a wide range of programs and events within its parks and facilities. The majority of survey respondents had not attended programs or events at Tippy Dam, but of those that had, over 70% rated the programs as excellent or very good. The biggest reason given for not attending was lack of awareness. The planning team asked what other programs or events the public would like to see at Tippy Dam. Of the 43 respondents to this question, below are some of the suggestions that people had:

- |                               |                             |
|-------------------------------|-----------------------------|
| - Clean-up Days               | - Fly Fishing               |
| - Wilderness Survival Clinics | - Rod-Building Class        |
| - Duck / Grouse Hunting       | - Dam Education             |
| - Steelhead Tournament        | - Teaching Kids how to Fish |
| - Women's Activities          | - General Programming       |

### **Other Comments**

Finally, respondents had the opportunity to provide comments regarding the park or the General Management Planning process. The most recurring comments are listed below:

- |   |                                   |
|---|-----------------------------------|
| - Keep up the good work                   | - Keep it secluded                |
| - More DNR enforcement of illegal fishing | - Change the name                 |
| - Issue tickets for drunks                | - More garbage cans               |
| - Post rules for fisherman                | - Add power to the campground     |
| - Expand campground                       | - Warming hut                     |
| - Remove the dam                          | - Clean the bathrooms             |
| - Add fish cleaning station               | - Plow the roads in the winter    |
| - Post no wake areas for boaters          | - Lower the cabin fee             |
| - Preserve rustic camping                 | - Allow snowmobile and ORV access |
| - Pike and walleye in the pond            | - Add handicapped fishing docks   |

In addition, 4 comments were made about repairing the stairway and boardwalks on the south side of the river, which is not managed by the DNR.



# 3. Purpose & Significance

There are over 100 parks in Michigan's State Park system and each park has its own unique and defining characteristics. This chapter describes what makes Tippy Dam Recreation Area a significant asset to the DNR's park and recreation system.

## 3.1 Park Purpose

Park purpose statements are based on park legislation, legislative history, special designations and DNR policies. These statements reaffirm the reasons for which Tippy Dam Recreation Area was identified as part of the state park system.

- The park is leased from Consumers Energy and managed by PRD to provide for public access and recreational use pursuant to the PRD's mission and Federal Energy Regulatory Commission (FERC) requirements.
- To provide public fishing and boating access on both the Manistee River, with its world-class salmon and steelhead fishing opportunities, and the Tippy Dam Pond.
- To provide diverse, year-round recreational opportunities consistent with the unique location of the park, including camping, hiking, cross-country skiing, wildlife watching and scenic views.

## 3.2 Statements of Significance

Park Significance statements capture the essence of the park's importance and demonstrate the distinctive features of Tippy Dam Recreation Area. Understanding the park's significance helps managers make decisions that preserve those resources and values necessary to accomplish the park's purpose.

- Tippy Dam Recreation Area is one of the most popular access sites for fishing in Michigan. It hosts **world-class river fishing** for salmon, steelhead, and brown trout as the Manistee River hosts the largest salmon and steelhead runs in the Midwest. The site also offers an accessible fishing pier on the Manistee River, and is the location for salmon and steelhead fishing clinics taught by MDNR staff. Tippy Dam Recreation Area also provides access to Tippy Dam Pond, another excellent fishery.
- The site hosts over **50,000 day use visitors** per year, concentrated in the spring and fall in response to the excellent fishing opportunities.
- The Junction Dam, renamed **Tippy Dam** in 1934 to honor Consumers Energy general manager Charles W. Tippy, was Consumer's largest dam when it began operating in 1918. The dam was located at the confluence of the Manistee and Pine Rivers, primarily because of the potential generation capacity resulting from backup water in two river valleys. The dam has an overall capacity of 20,100 kilowatts and is now considered Consumers Energy's second largest dam.
- The site demonstrates a long-standing **partnership between Consumers Energy and the DNR** for the mutual benefit of both parties, and the many visitors to the site. As the landowner, Consumers Energy must review and approve any site development.



- The site is located on the banks of the **Manistee River**. Downstream of Tippy Dam, this is a federally designated National Recreational River in recognition of the outstanding values of recreation, fisheries, wildlife and scenery, free-flowing character, and water quality. (Protected under the Wild and Scenic Rivers Act, 1968, as amended in 1992). The river, with uninterrupted flow to its mouth at Lake Michigan, is popular for canoeing and kayaking.
- The Recreation Area is located within the **Manistee National Forest**, one of only two National Forests in Lower Michigan (administered jointly by the USFS as the Huron-Manistee National Forest). The Manistee National Forest includes over half a million acres of public lands and provides extensive recreation opportunities for visitors, habitat for fish and wildlife, and resources for local industry.
- Tippy Dam Recreation Area is located 1.5 miles south of the **North Country Trail** and provides an opportunity for overnight accommodation for hikers. This 4600 mile National Scenic Trail stretches across seven states from New York to North Dakota.
- The Recreation Area offers **year-round camping opportunities** with 38 rustic sites and 1 solar-powered cabin.
- The cavernous spillways within the dam contain the largest known **hibernaculum** in the Lower Peninsula, hosting approximately 24,000 bats, represented by at least 4 different species. This is also the northern most occurrence of the Indiana bat, which is a federally listed endangered species.
- The Manistee River valley below Tippy Dam offers excellent opportunities for **wildlife watching**. Protected and threatened species known to inhabit the valley in the area include bald eagles and the red-shouldered Hawk.



*Steelhead Fishing below Tippy Dam*



*Bats hibernating in the dam spillway*



### **3.3 Public Affirmation of Significance Statements**

Stakeholder and public input assisted the Planning Team with identifying significant features and opportunities at Tippy Dam Recreation Area. The feedback they provided via the online survey, the stakeholder and public input workshops, email and phone, confirmed that the park offers something for many types of user. A sample of comments from survey respondents regarding the significance of the park are provided below.

**“Tippy Dam is scenic, accessible without housing developments on shoreline. It’s a great place for fishing, boating and observing wildlife.”**

**“The steelhead and salmon fishing is incredible.”**

**“A ‘Pure Michigan’ destination.”**

**“Enjoy the fact that this area is ‘Rustic!’ ”**

**“Great fishery without requiring a boat. Please protect this treasure.”**

**“An example of a great outdoor northern Michigan attraction.”**

### **3.4 Relationship with the Local Community**

Tippy Dam Recreation Area draws an estimated 58,000 visitors a year from both within Michigan and out of State. The park is open year round, with high visitor numbers in the spring and fall, outside of the traditional summer tourist season. The site is located in rural Manistee County and has strong ties to the services provided in communities such as Brethren and Wellston. Local menu items such as “Tippy Dam BLT” and the “Tippy Dam Big Burger” illustrate the connection between park visitors and local businesses. A basic economic impact assessment for this site estimates that direct spending attributable to Tippy Dam accounted for \$878,860, with total spending, including secondary effects, of over \$1,000,000 (see Appendix A for additional information on the analysis model). The connection between Tippy Dam Recreation Area and other recreation opportunities in the region was demonstrated by the survey, which indicated that the majority of those camping at the site also visit the Huron-Manistee National Forest, Lake Michigan, the North Country Trail or the Manistee River Trail.


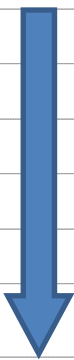
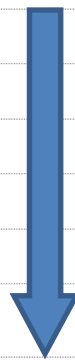


# 4. Management Zones

The 20-Year Management Zone Plan was developed in keeping with the park's significance, identity, and purpose. The primary goal in the development of the management zones is to protect the park's natural and cultural resources while also supporting the recreation opportunities that attract so many visitors to the park each year. From a palette of nine management zones, the Planning Team studied the park and applied zones that best fit each area of the park. Management zones describe a variety of activities that **may be** appropriate within the zone and address the desired future condition for the following categories:

- Natural Resources
- Historic/Cultural Resources
- Recreation Opportunities
- Education/Interpretation Opportunities
- Visitor Experience
- Management Focus

The resource condition, visitor experience, and development level varies in each zone, as indicated in the figure below.

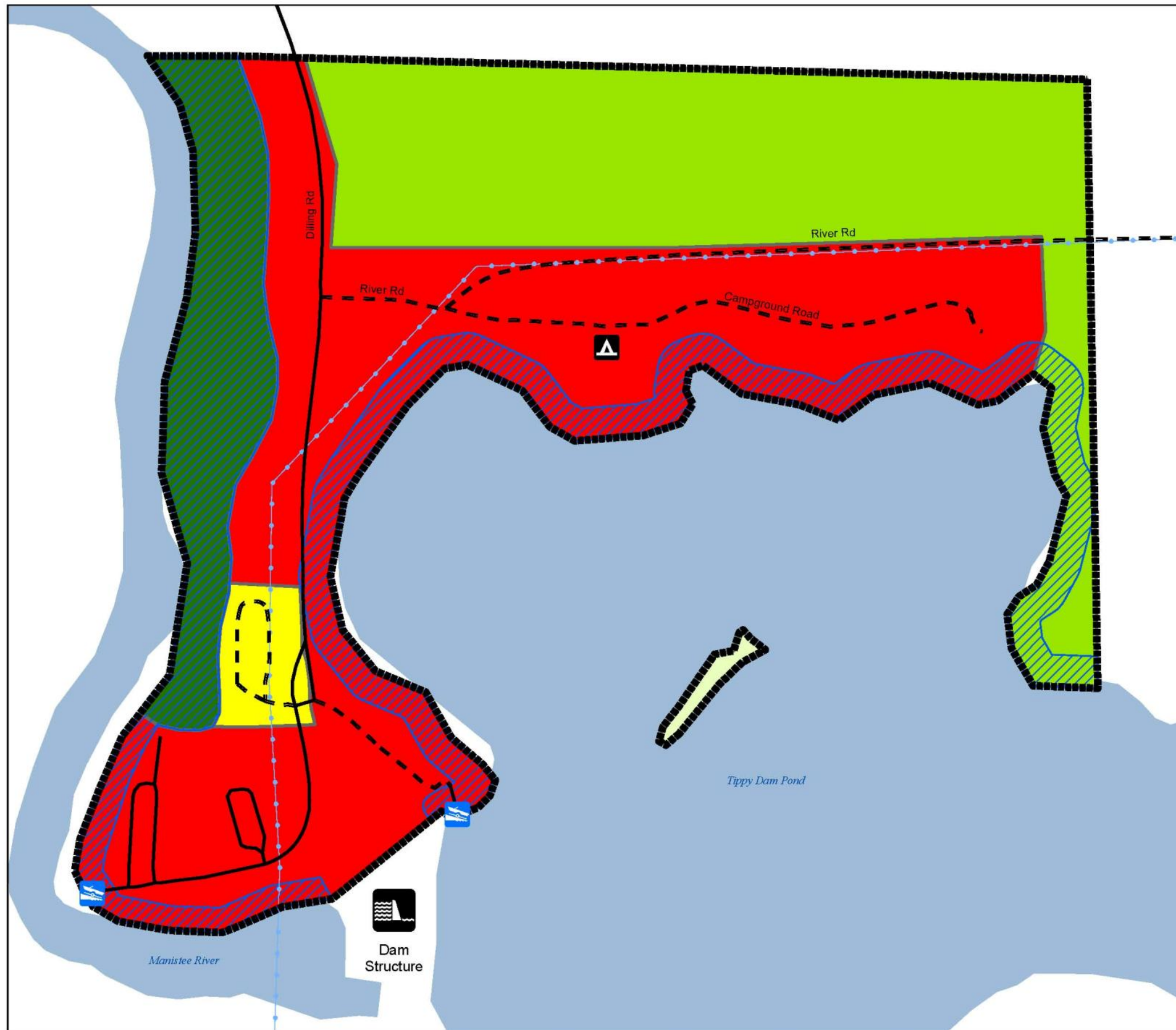
Management Zone Progression			
Management Zone	Resource Condition	Visitor Experience	Development Level
Ecologically Sensitive	Pristine	Restricted	None
Primitive			
Backcountry			
Cultural Landscape			
History Education			
Scenic			
Natural Resource Recreation			
Developed Recreation	Active Management	Significant Use	Extensive Development
Visitor Services			

The 117-acre Tippy Dam Recreation Area was divided into the following six zones:

- Primitive Zone
- Backcountry Zone
- Natural Resource Recreation Zone
- Developed Recreation Zone
- Visitor Services Zone
- Scenic Overlay



# TIPPY DAM RECREATION AREA MANAGEMENT ZONES



-  Recreation Area Boundary
-  Paved Road
-  Gravel Road
-  Powerline
- Management Zones (base)**
-  Visitor Services
-  Developed Recreation
-  Natural Resource Recreation
-  Backcountry
-  Primitive
- Management Zones (overlay)**
-  Scenic



0 250 500 1,000 Feet





## **4.1 Primitive Zone**

This zone includes 0.6 acres (0.6%) and is limited to the island in Tippy Dam Pond. This zoning reflects the desire to keep the island in its natural state, with no recreational development.

### **Natural Resources**

This zone will reflect natural processes, with vegetative management allowed only where necessary to restore and maintain natural ecological structure and processes (such as removing invasive species), to address hazard trees, and to manage pests and disease. Protection of native species and natural processes would take precedence over visitor accommodation.



*The island in Tippy Dam pond is zoned  
"Primitive"*

### **Historic/Cultural Resources**

The island in Tippy Dam is a high point in the pond that occasionally floods depending on how much the dam restricts the flow of water downstream. A historic/cultural study would be needed to determine further stipulations.

### **Recreation Opportunities**

With the focus of this zone being preservation, protection and enhancement of the natural communities present within the zone, recreational opportunities are limited to low-intensity uses. Low-intensity activities that may occur on this island include nature observation.

### **Education Opportunities**

Due to the remote nature of this zone and the desire to preserve the natural character, interpretation on the island is not recommended. Off-site interpretation and education of the history and natural features could be considered.

### **Visitor Experience**

Visitor experience will reflect a high degree of natural feel: a sense of solitude, and a lack of man-made improvements. Overall, there will be low interaction with other visitors.

### **Management Focus**

Low-level management will focus on maintaining the low-impact character of the zone, with emphasis on natural resource quality. Care would be taken to eliminate any detrimental impacts such as incursion of invasive species.

### **Development**

The focus is to maintain as little evidence of human activity as possible. There is currently no development in this zone, and none is proposed in the future.



## **4.2 Backcountry Zone**

The Backcountry Zone comprises 36 acres (35%) and emphasizes resource quality over recreation, but allows for modification of the landscape to accommodate a moderate level of active recreation use. The undeveloped area north of River Road and the peninsular at the east end of the site are included in this zone.

### **Natural Resources**

This zone will reflect natural processes, with vegetative management focused to restore and maintain natural ecological structure and processes (such as removing of invasive species), to address hazard trees, and to manage pests and disease.

### **Historic/Cultural Resources**

There are no known historic structures in this zone, but both historic and prehistoric resources are known to be present in the area. All development that may impact potential resources should be cleared by PRD Stewardship Unit and the State Archeologist before proceeding. Resource management and interpretation will be evaluated on a case-by-case basis.

### **Recreation Opportunities**

Moderate levels of activity compatible with the natural character of the zone may occur. This could include sightseeing, hunting and gathering and low impact, non-motorized recreation activities.

### **Education Opportunities**

Due to the low level of activity on this zone, specific education opportunities are limited. To preserve the natural character and to allow for self-discovery, information should be restricted to trailheads and other appropriate locations.

### **Visitor Experience**

Moderate visitor encounters can be accommodated in the Backcountry Zone. Visitors may be engaged in hiking, backpacking, nature observation, cross-country skiing, snowshoeing, hunting and trapping. Moderate challenge and adventure should be expected, with low noise tolerance and interaction with DNR staff.

### **Management Focus**

The management focus is to maintain the low-impact character of this zone, with emphasis on natural resource quality.

### **Development**

No development is currently planned for this zone. However, future low-level development to support visitor access, such as trails and trailheads that blend into with the natural environment would be appropriate.



### **4.3 Natural Resource Recreation Zone**

This zone covers 11 acres (10.8%) of the site and allows active recreation with medium-high density of use conducted in natural settings. There is still an emphasis on resource quality over recreation, but in this zone, higher levels of use are permitted. This zone is located along the Manistee River corridor, north of the fishing deck and extending to the top of the bank. This area experiences heavy use by fishermen but the natural resources along the river corridor must continue to be protected, especially given the designation of a scenic overlay for this entire management zone.

#### **Natural Resources**

Natural resources support visitor activities with only moderate impacts. Natural resources may be managed or modified to support visitor activities, but protected to the degree possible and appear natural. This zone will reflect natural processes, with vegetative management only allowed to restore and maintain natural ecological structure and processes (such as removing of invasive species), to address hazard trees, and to manage pests and disease. Vegetation may also be managed to facilitate recreational use and maintaining an aesthetically appealing landscape.

#### **Historic/Cultural Resources**

There are no known historic structures in this zone, but both historic and prehistoric resources are known to be present in the area. All development that may impact potential resources should be cleared by PRD Stewardship Unit and the State Archeologist before proceeding. Resource management and interpretation will be evaluated on a case-by-case basis.

#### **Recreation Opportunities**

While this zone emphasizes natural resource quality over recreation, a moderate to high level of recreation can be supported. Low to moderate impact recreational activities could be allowed within this zone, but on this site will focus on river access, fishing and visitor accommodations. Moderate trail density may be permitted, but must be kept to a level that does not significantly damage the natural resource base.

#### **Education Opportunities**

The primary means of user access to this zone is by foot trails that extend along the river. Informational kiosks at trail heads and along the trails at critical locations are appropriate.

#### **Visitor Experience**

The visitor can expect moderate to high encounters with other park visitors. General use of this zone for hunting, fishing, and other dispersed activities can be expected.

#### **Management Focus**

The management focus in this zone will be on providing a high-quality recreational experience, and restoring and protecting the forest and wetland features. The trail system should be regularly evaluated for potential impacts on natural resources (such as erosion); these impacts should be mitigated as much as possible while taking into consideration the scenic overlay.

#### **Development**

Moderate levels of development of facilities for support of visitor activities are permitted and may include site hardening, such as boardwalks, which may be necessary to protect the environment and prevent erosion of the riverbank.



#### **4.4 Scenic Overlay Zone**

This overlay zone comprises 26 acres (26%) along the dam pond and the Manistee River corridor, and reflects a desire to maintain the scenic views and natural beauty of the waterfront. The 100 foot wide buffer along the banks of the Tippy Dam Pond is intended to limit development in this area and is in response to a requirement by Consumers Energy's Land Management Plan, a component of its operating license from the Federal Energy Regulatory Commission (FERC). The river corridor reflects the fact that this is a federally designated National Recreational River, which recommends restrictions on development and vegetation management that will enhance and promote the appearance of old growth forest. Where viewscape protections conflict with the underlying zone designation, the recommendations of the underlying zone will apply.



*View of Manistee River from overlook area*

#### **Natural Resources**

Natural resource modification, compatible with the underlying zone, is allowed to support visitor use and viewing. This zone reflects natural processes, with vegetative management only allowed to restore and maintain natural ecological structure and processes (such as removing of invasive species), to address hazard trees, and to manage pests and disease. Vegetation may also be managed to enhance the viewscales of the zone.

#### **Historic / Cultural Resources**

Historic and cultural resource management will be consistent with the underlying zone.

#### **Recreational Opportunities**

Levels of recreation opportunities will be consistent with the underlying zone. High levels of accessibility are expected at designated viewing areas to provide equal opportunities.

#### **Education Opportunities**

Interpretive signage may be used at key viewing points, trailheads, or observation area(s). There may be opportunities for off-site interpretation as well, such as live cameras or audio tours.

#### **Visitor Experience**

Low to high visitor encounters may be expected, depending on the underlying zone. A moderate time commitment, off-site interpretation and noise tolerance would be expected.

#### **Management Focus**

Management focuses on maintaining and preserving the scenic views of the river corridor and Tippy Dam Pond within the boundaries of the zone, and the park as a whole.

#### **Development**

Development will be limited in line with Consumers Energy requirements and the National Recreational River designation. Appropriate accommodations may be made to enhance sightseeing and interpretive activities.



## **4.5 Developed Recreation Zone**

This zone comprises 51 acres (50%) and allows active recreation with high density of use conducted in areas not designated for natural resource significance. The day-use area and campground are located in this zone, which includes the parking areas, access road and both launch ramps.

### **Natural Resources**

Natural resources are actively managed and modified to support visitor activities. Vegetative management in this zone will address hazard trees, invasive species, and pests and disease, and will also be allowed for purposes of facilitating development and recreational use and maintaining an aesthetically appealing landscape.

### **Historic/Cultural Resources**

There are no known historic structures in this zone, but both historic and prehistoric resources are known to be present in the area. All development that may impact potential resources should be cleared by PRD Stewardship Unit and the State Archeologist before proceeding. Resource management and interpretation will be evaluated on a case-by-case basis.

### **Recreational Opportunities**

High levels of recreation in a highly structured environment are found in this zone. Visitors engage in recreation activities in diverse and modified land and water settings: hiking, rustic camping, boating, canoeing, kayaking, fishing, nature observation, picnicking, and other day-use activities.

### **Education Opportunities**

Interpretive signage and information could be provided at the campground, contact station, day-use areas and parking areas. Active programming is encouraged within this zone, particularly in the day use area.

### **Visitor Experience**

A high level of visitor encounters can be accommodated and are to be expected, particularly in the spring and fall fishing season. Activities for visitors to engage in could offer a variable time commitment, challenge and adventure. High noise tolerance and moderate to high interaction DNR staff can be expected in this zone.

### **Management Focus**

Management focuses on continuing to provide river access and support facilities for fisherman and enhancing the overnight camping experience. Public safety, law enforcement, protection of resources, and universal access are management priorities.

### **Development**

A high level of development of facilities for support of visitor activities is permitted in this zone. Examples of development include restrooms, paved walkways and parking, trails, benches, picnic tables, campsites, cabins and shelters for recreation and educational opportunities. Site hardening is allowed as necessary to facilitate activities, protect natural resources, and provide universal access.



*Boating of all kinds is popular on Tippy Dam pond*



#### **4.6 Visitor Services Zone**

This zone comprises 2.7 acres (2.6%) and encompasses the developed areas required for program administration and operations. This zone includes the park office and maintenance facilities and all related land required to conduct the business of running a state recreation area.

##### **Natural Resources**

Natural resources are actively managed and modified to support administrative and support activities. Vegetative management is allowed (primarily invasive species control and tree removal for safety).

##### **Historic/Cultural Resources**

There are no historic structures in this zone. Protection of cultural resources in this zone will be considered prior to any development.

##### **Recreational Opportunities**

There are no recreational activities in the Visitor Services zone.

##### **Education Opportunities**

Person to person contact at the park office and contact station for general information is expected. Informational kiosks may also be available.

##### **Visitor Experience**

The visitor experience is for business and information only. High noise tolerance and moderate to high interaction with others can be expected.

##### **Management Focus**

Management focuses on the business of running the park, appropriate facilities for staff, employee and visitor safety. Universal access will be provided to the offices.

##### **Development**

A high level of development of facilities for support of administrative activities is permitted in this zone. Development in this zone will typically entail updating the appearance and/or function of the park offices and visitor welcome area.





# 5. 10-Year Action Goals Plan

The Planning Team has developed 10-Year Action Goals that it believes are necessary to guide management and development within the five designated management zones in order to achieve the desired user experience. For each management zone in the plan, action goals are recommended that address the following categories:

- Natural Resources
- Historic/Cultural Resources
- Recreation Opportunities
- Education/Interpretation Opportunities
- Management Focus
- Development

Management Plans do not guarantee future PRD funding to achieve them. PRD will see internal funding, alternative funding sources, partnerships and other potential mechanisms for implementing the desired future conditions defined in this plan.

These goals apply either to the whole park or to specific locations within the park, as appropriate and according to the management zone. See zone descriptions for appropriate activity in each zone.

Draft Action Goal	Target Date	Program Input from	Responsible Program Position
<b>Natural Resources</b>			
Create a Stewardship Plan	1 year	Stewardship, Park Manager	Stewardship Ecologist
Implement Stewardship plan	ongoing	Stewardship, Volunteers, Park Manager	Restoration Specialist
Implement water based invasive species control (including sea lamprey, zebra mussel)	ongoing	Fisheries, USFWS	Fisheries, USFWS
Implement land based invasive species control	ongoing	Stewardship, Volunteers	Stewardship
Follow lease restrictions in regards to tree removal	ongoing	Park Manager	Park Manager
Continue to address erosion along the river bank	ongoing	Park Manager, Fisheries	Stewardship



Draft Action Goal	Target Date	Program Input from	Responsible Program Position
<b>Historic/Cultural Resources</b>			
Complete a cultural resources survey for interpretation, protection and preservation	5 years	Stewardship, SHPO	Cultural Resource Analyst
Review all proposed earthwork activities for potential impact on historic/cultural resources	ongoing	Stewardship, State Archeologist, Consumers Energy	Cultural Resource Analyst
<b>Recreation Opportunities</b>			
Identify opportunities to improve connectivity beyond the park boundaries	2 years	Park Manager, Regional Planner, Recreation Partners	Regional Planner
Identify opportunities to support floating activities (water trails)	2 years	Park Manager, Regional Planner, Recreation Partners	Regional Planner
Balance users to accommodate the best uses of the site	ongoing	Park Manager, Regional Planner, Recreation Partners	Regional Planner
Identify and evaluate ecotourism opportunities	ongoing	Park Manager, Regional Planner, Recreation Partners	Regional Planner
<b>Education/Interpretation Opportunities</b>			
Develop specific interpretation and education opportunities	ongoing	Park Manager, Park Interpreter	Park Manager
Develop and install kiosks and displays appropriate to the zone, and incorporate new technology for interpretation	5 years	Park Manager, Marketing and Outreach	Park Manager
Develop education material to discourage illegal fishing activities	1 year	Park Manager, Fisheries, Marketing and Outreach	Fisheries Biologist
Continue to provide recreation programs and events that promote the department's goal of angler recruitment and retention	ongoing	Park Manager, Marketing and Outreach	Park Interpreter



Draft Action Goal	Target Date	Program Input from	Responsible Program Position
<b>Management Focus</b>			
Enter into new lease agreement with Consumers Energy with a longer term lease instead of a year to year extension. (in effect after 2015)	2 years	Resource Management Lease Manager District Supervisor, Consumers Energy	Lease Manager
Continue to work with Consumers Energy to ensure management and site development is consistent with agreement and FERC regulations	ongoing	Resource Management Lease Manager Park Manager, Consumers Energy	Park Manager
Review and update Wildfire and Emergency Plan	Annually	Park Manager, Stewardship	Park Manager
Explore and develop revenue generating opportunities that are sustainable	ongoing	Park Manager, Marketing and Outreach	Park Manager
Promote volunteer partnerships to meet resource goals	ongoing	Stewardship Volunteer Coordinator, Park Manager	Park Manager
Work in cooperation with Marketing and Outreach to develop specific marketing goals for the site.	ongoing	Park Manager, Recreational Program Planner, Marketing and Outreach	Park Manager
Continue to address user conflicts and illegal activity	ongoing	Park Manager, Regional Planner, Conservation Officer	Park Manager
Explore options for management of fish waste at the cleaning station	2 years	Park Manager, Fisheries	Park Manager



Draft Action Goal	Target Date	Program Input from	Responsible Program Position
<b>Development</b>			
Identify, evaluate and implement opportunities for alternative overnight accommodation	ongoing	Park Manager, Regional Planner	Regional Planner
Identify suitable locations for development of scenic overlooks on the dam pond and river contingent upon Consumer's Energy review of the plans	2 years	Park Manager, Regional Planner	Park Manager
Separate campground road and county road and relocate contact station to improve campground security	5 years	Park Manager, Regional Planner	Regional Planner
Evaluate the needs and feasibility of expanding the campground	5 years	Park Manager, Regional Planner	Regional Planner
Evaluate options to provide shower/bathroom opportunities at the facility (seasonal)	2 years	Park Manager, Regional Planner	Park Manager
Continue to pursue the installation of a boatwash in partnership with USFWS (portable/ seasonal)	Ongoing	Park Manager, Regional Planner, USFSW	Park Manager
Identify the need for additional lighting in the day-use area for safety and security	2 years	Park Manager, Regional Planner, Conservation Officer	Park Manager
Improve and expand fish cleaning station	5-10 years	Park Manager Regional Planner	Regional Planner
Replace upper level stairs to river with non-slip metal stairs (similar to lower staircase)	2-5 years	Park Manager, Regional Planner	Regional Planner



# APPENDIX A

## Supporting Analysis

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## A.1 PARK SETTING

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### **Park Profile**

Area: 117 acres  
County: Manistee County  
Township: Dickinson Township  
Latitude: 44.261660  
Longitude: -85.940585

Address: 1500 Dilling Road  
Brethren, MI 49619  
Phone #: (231) 848-4880

**Tippy Dam Recreation  
Area**



### **Location & Community**

Tippy Dam Recreation Area is located in rural Manistee County, approximately four miles north of Wellston, and five miles southeast of the village of Brethren. The recreation area is located on the north side of the Manistee River at Tippy Dam.

Currently, the land of the recreation area is owned by Consumers Energy Company and managed by the Michigan Department of Natural Resources (MDNR) under a lease agreement. The site was designated as a State Recreation Area in 2007, having previously been managed as a Boating Access Site. Recreation facilities include two paved boat launches, an accessible fishing deck, a fish cleaning station, a 38 campsite rustic campground and a camper cabin.

Tippy Dam RA is a tremendously popular sport fishing destination, attracting tens of thousands of anglers annually. The area below Tippy Dam is of particular interest to anglers during the fall salmon run. During this time, it is not uncommon to see hundreds of anglers lining the shore of the Manistee River within the first couple of miles of the dam. Although the majority of the annual visitation to the recreation area is during the fall salmon run, there are ample opportunities for sport fishing throughout the year in the Manistee River. The backwaters created by the dam, known as Tippy Dam Pond, also provide a popular fishing destination. Tippy Dam Pond is well-known for its walleye and black crappie fishing. The park, largely due to the fishing opportunities of the Manistee River at Tippy Dam, attracts tourism, making it an important economic resource that helps to support local businesses.



[illegible]



## A.2 DEMOGRAPHICS

Manistee County is located in the northern Lower Peninsula along Lake Michigan, organized in 1855 and named after the Manistee River. It covers approximately 585 square miles, nearly 100,000 acres of which are public lands.

The area was originally inhabited by the Ottawa Tribe and remained unsettled until lumber interests brought European settlers to the area in the 1840s. The reservation was subsequently dismantled and given to settlers. After 150 years, the lumbering and agriculture industries have evolved into a stable, diversified industrial base with a high-quality fruit-producing agricultural center.

(Source: [www.manistee.mi.gov](http://www.manistee.mi.gov) and [www-personal.umich.edu/~abeau/mainstee/Manistee\\_county\\_recreation\\_plan](http://www-personal.umich.edu/~abeau/mainstee/Manistee_county_recreation_plan))

### **2010 U.S. Census Data for Manistee County**

The U.S. Census Bureau reports that the 2010 population of Manistee County at 24,733. The population of this county has shown little change since 2000.

People QuickFacts	Manistee County	Michigan
Population, 2011 estimate	24,709	9,876,187
Population, 2010 (April 1) estimates base	24,733	9,883,635
Population, percent change, April 1, 2010 to July 1, 2011	-0.1%	-0.1%
Population, 2010	24,733	9,883,640
Persons under 5 years, percent, 2011	4.3%	5.9%
Persons under 18 years, percent, 2011	18.7%	23.2%
Persons 65 years and over, percent, 2011	21.1%	14.1%
Female persons, percent, 2011	48.2%	50.9%
-----		
White persons, percent, 2011 (a)	92.5%	80.2%
Black persons, percent, 2011 (a)	3.1%	14.3%
American Indian and Alaska Native persons, percent, 2011 (a)	2.2%	0.7%
Asian persons, percent, 2011 (a)	0.3%	2.5%
Native Hawaiian and Other Pacific Islander persons, percent, 2011 (a)	0.1%	Z
Persons reporting two or more races, percent, 2011	1.8%	2.1%
Persons of Hispanic or Latino Origin, percent, 2011 (b)	2.7%	4.5%
White persons not Hispanic, percent, 2011	90.1%	76.4%
-----		
Living in same house 1 year & over, percent, 2007-2011	86.8%	85.4%
Foreign born persons, percent, 2007-2011	1.9%	6.0%
Language other than English spoken at home, percent age 5+, 2007-2011	4.1%	9.0%



High school graduate or higher, percent of persons age 25+, 2007-2011	87.1%	88.4%
Bachelor's degree or higher, percent of persons age 25+, 2007-2011	17.6%	25.3%
Veterans, 2007-2011	2,828	711,613
Mean travel time to work (minutes), workers age 16+, 2007-2011	20.1	23.9
Housing units, 2011	15,649	4,525,480
Homeownership rate, 2007-2011	80.2%	73.5%
Housing units in multi-unit structures, percent, 2007-2011	8.3%	18.1%
Median value of owner-occupied housing units, 2007-2011	\$120,000	\$137,300
Households, 2007-2011	10,745	3,825,182
Persons per household, 2007-2011	2.18	2.53
Per capita money income in the past 12 months (2011 dollars), 2007-2011	\$22,258	\$25,482
Median household income, 2007-2011	\$41,169	\$48,669
Persons below poverty level, percent, 2007-2011	14.9%	15.7%
<b>Geography QuickFacts</b>	<b>Manistee County</b>	<b>Michigan</b>
Land area in square miles, 2010	542.15	56,538.90
Persons per square mile, 2010	45.6	174.8
FIPS Code	101	26
Metropolitan or Micropolitan Statistical Area	None	

Compared to the state of Michigan, Manistee County has a relatively high percentage of persons under the age of 65 and a lower than average per capita and household income level.



### A.3 HISTORY OF TIPPY DAM RECREATION AREA

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The Manistee River watershed was controlled by the Algonquin Indian Nation prior to European exploration. The Huron, Chippewa, Ottawa, and to a less extent, the Potawatomi tribes used this area for its vast resources. European settlers and tribes fought over control of the land, culminating in the displacement of many native inhabitants onto reservations. From 1836 to 1848 much of the Manistee River Valley was an Ottawa Reservation. In the 1840s the area witnessed its first permanent settlements as European settlers came to the area to pursue logging interests. The lumbering activities drove most development in the area until the 1870s when economically viable lumber harvests became scarce.

In 1918, the Junction Hydro was constructed by the Consumers Power Company, know now as Consumers Energy. Junction Hydro was later renamed 'Tippy Dam' in honor of a Consumers Board of Directors member, Charles W. Tippy. The dam is currently Consumers Energy second-largest hydroelectric dam with the capacity to generate up to 20,000 kilowatts.

(Source: [www.consumersenergy.com](http://www.consumersenergy.com))



(Source: <http://truenorthtrout.com/2009/11/teds-fishing-report-early-november-2009/>)

The Michigan Department of Natural Resources (MDNR) Waterways Division entered into a lease agreement with Consumers Power Company on October 22, 1971 with a basic term expiring in 1981 and renewal options. The lease covered the Public Access Site and Campground at Tippy Dam and was allowed to expire by failing to exercise renewal options on the basis of Policy No. 3401 adopted by the Natural Resource Commission (NRC). This policy indicated that all properties administered by the DNR on leases from utility companies should, in the future, be operated from a cost

perspective. It was intended to require utility companies to pay 100% of costs associated with such facilities. In 1982, after no support for requiring Consumers Power Company to reimburse the Department for all costs incurred for the site by the NRC, negotiations were entered with the Consumers Power Company. The policy was revised to stipulate that the Department should negotiate with the utilities on a case-by-case basis. Further negotiations with Consumers Power Company began in 1984, an agreement for 50% of costs to be paid by Consumers Power beginning in 1985. Since then the MDNR has maintained a leasing agreement with the energy company, with the most recent lease entered into in 2000, which expires in 2015.

Currently, Tippy Dam Recreation Area is used for its various recreational opportunities including, hunting, camping, paddling, and especially sport fishing. The waters below the Tippy Dam are known for being a premium sport fishing area and one of the best salmon fishing locations in the Midwest. The fall salmon run is particular popular with anglers and it is common for the banks of the river to be lined with sportsmen this time of year.

In 2007 the Department of Natural Resources declared Tippy Dam Boating Access Site to be a Recreation Area, placing it into the State Park system.

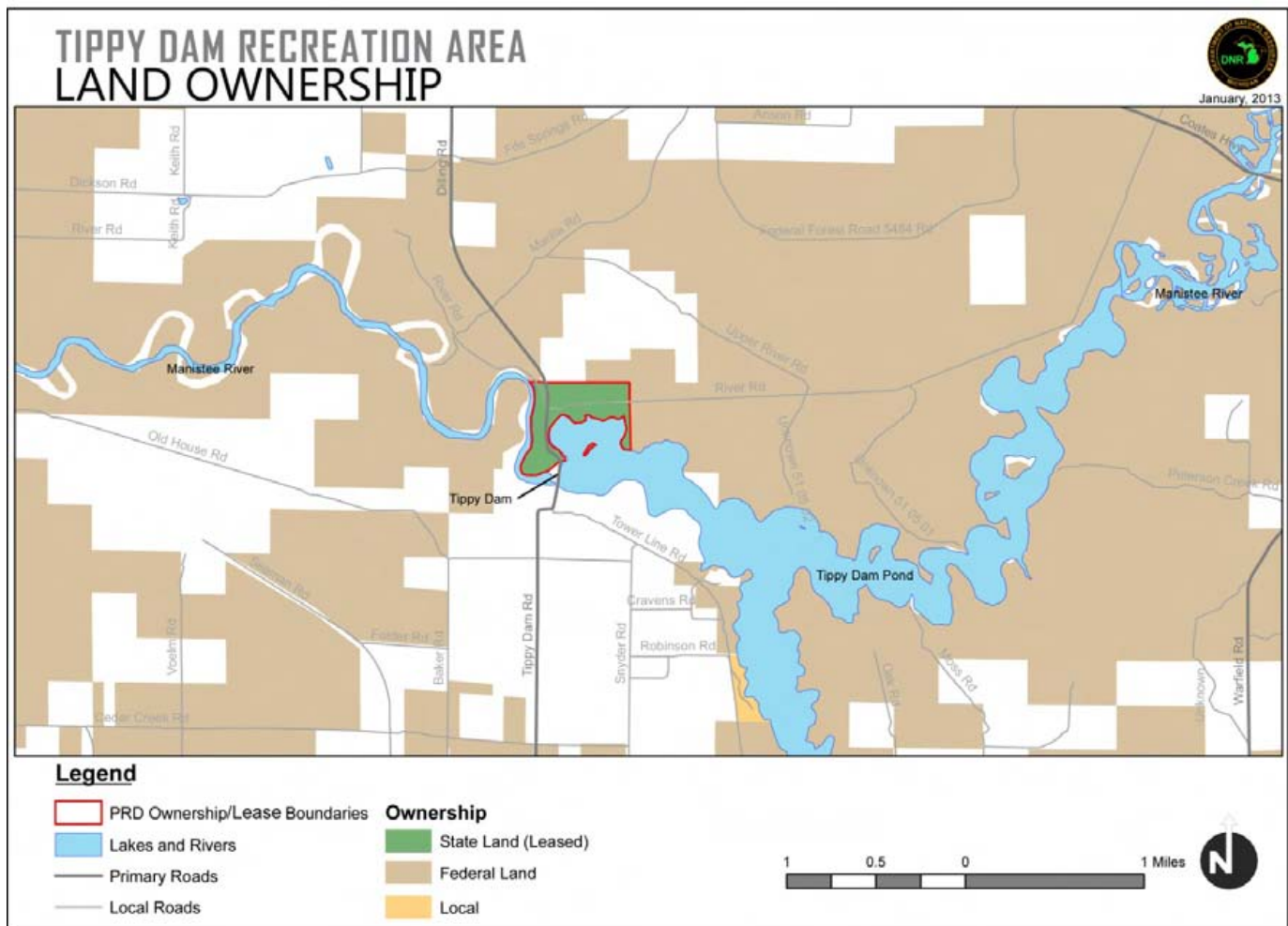


## A.4 LAND OWNERSHIP

The new lease agreement between the MDNR and Consumers Energy Company went into effect May 1<sup>st</sup>, 2000 and expires in May of 2015 with an option to extend the lease on a year-to-year basis. The lease describes the property as lying within the boundaries of the Tippy Project, a licensed Federal Energy Regulatory Commission (FERC) project (project number 2580). The dam owned by Consumers Energy Company is regulated by the FERC, which has granted the power company licensing for continued operations through 2034, when the agreement is to be reassessed.

According to the leasing agreement between the MDNR and Consumers Energy Company, the project site is to be used for camping, picnicking and boating access in accordance with the attachments to the lease. The lease annual rent to be paid to Consumers Energy Company for use of the land is currently \$2,500. (See Appendix D for Lease Agreement).

A power line corridor runs through the property. The corridor is under an easement agreement between METC and Consumers Energy Company. Any improvement within this 72 foot wide easement corridor needs METC Approval.





## A.5 LEGAL MANDATES

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For all park General Management Plans, all legal mandates are identified that serve to further guide the development of the General Management Plan and subsequent Action Plans. For our planning purposes, the term “Legal Mandates” refers to not only state law, but also the administrative tools of “Policy” and “Directive” of the Natural Resource Commission, the Department, and the Parks & Recreation Division. Examples include Wildlife Conservation Orders, Orders of the Director, and all other laws, commission orders, and rules or directives that apply to the park. Specific to Tippy Dam Recreation Area, several legal mandates have been identified, which are listed below. Since the property is owned by Consumers Energy and operated under a lease by the DNR, additional rules and regulations apply to this property, including Federal Energy Regulatory Commission (FERC) licensing requirements.

### Department of Natural Resources State Land Use Rules

- Issued by authority conferred on the Michigan Department of Natural Resources (DNR) by Section 504 of 1994 PA 451 MCL 324.504.
- Covers rules on state land relating to camping, motorized vehicle use, control of animals, trail use etc.

### DNR Policies and Procedures – Series 26 - State-Owned Lands

- General principles established by the Department that guide the administration of authorities delegated to the Department by the Legislature and the Governor.
- 26.04-04 - Use Of State-Owned Lands Administered By The Michigan Department of Natural Resources (ISSUED: 02/01/2006). The NRC will manage state-owned lands in a manner that protects and enhances the public trust while providing for the use and enjoyment of those lands as outlined in the Natural Resources and Environmental Protection Act.

### PA 368 OF 1978, ARTICLE 12 - ENVIRONMENTAL HEALTH, PART 125 – CAMPGROUNDS – Part 125 of the Public Health Code

- Established to protect and promote the public health by establishing health code requirements and regulations that all public (including DNR) and private campgrounds must meet.
- Campground wastewater system must meet the construction permit, design, and operation requirements under Michigan’s Public Health Code.

### PA 451 OF 1994, PART 22 – CAMPGROUND WASTEWATER SYSTEMS

- These rules apply to all campground wastewater systems and regulates discharges to groundwater; administered by the Water Division, Groundwater Discharge Unit.

### PA 451 of 1994, PART 31 – WATER RESOURCES PROTECTION

- Administered by the DEQ and part of the Natural Resources and Environmental Protection Act, this legislation defines specific rules for the regulation of permitted activities in a floodplain in Michigan.



PA 451 of 1994, PART 303 - WETLANDS PROTECTION (formerly Act No. 203, P.A. 1979 Wetland Protection Act)

- Administered by the DEQ and part of the Natural Resources and Environmental Protection Act, this legislation provides clarification and guidance on interpreting Part 303 by defining specific rules for the regulation of wetlands in Michigan.
- The law requires that persons planning to conduct certain activities in regulated wetlands apply for and receive a permit from the state before beginning the activity.

PA 451 OF 1994, PART 419 - HUNTING AREA CONTROL

- Administered by the DNR, this part of PA 451 establishes the powers of the Department to establish safety zones for hunting.

PA 451 OF 1994, PART 504 - STATE LAND USE RULES / LAND USE ORDERS OF THE DIRECTOR

- Administered by DNR Law Division.
- States that the department shall promulgate rules for the protection of the lands and property under its control against wrongful use or occupancy.

PA 451 OF 1994, PART 741 - STATE PARK SYSTEM - NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION ACT

- Notable in this law is Section 324.74102, which identifies the duties of the DNR and reinforces those core values concerning preservation, protection and management cited above.

PA 35 of 2010, Part 741 ("Recreation Passport")

- This act amended the Michigan Motor Vehicle Code to provide for a State Park and State-operated public boating access site "Recreation Passport" that a Michigan resident may obtain by paying an additional fee when registering a motor vehicle.
- The Recreation Passport is required for entry into all PRD administered facilities and takes the place of the Motor Vehicle Permit (MVP).

PA 45 OF 2010 - NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION ACT

- Amends the Natural Resources and Environmental Protection Act (PA 451 of 1994) to require the DNR to establish a plan for a statewide trail network that includes Michigan trailways, pack and saddle trailways, and other recreational use trailways, and to permit pack and saddle animals on designated trailways managed by the DNR.

PA 46 OF 2010 - NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION ACT

- Amends the Natural Resources and Environmental Protection Act (PA 451 of 1994) with a finding that a statewide system of trails, trailways, and pack and saddle trailways is in the best interest of the state; requires the DNR to establish an "adopt-a-trail" program that allows volunteer groups to assist in maintaining and enhancing Michigan trailways, pack and saddle trailways, and rail-trails; and creates the Michigan snowmobile and trails advisory council within the department.

WILDLIFE CONSERVATION ORDERS

- Established by the Natural Resources Commission (NRC).
- Describes hunting and trapping regulations including methods of take, bag limits, license quotas, and season dates are established by the NRC and are described in the Wildlife Conservation Orders.



## **A.6 RELATIONSHIP OF TIPPY DAM RA TO OTHER RECREATION RESOURCES**

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There are over 220 recreational assets within Manistee County, according to the 2008-2013 Manistee County Recreation Plan. This plan reports that sixteen of the twenty local municipalities within the county offer local and community recreation opportunities, complimenting the vast opportunities on State and Federal lands. These local opportunities account for approximately 50 parks. There are several unique recreational opportunities within Manistee County, one of which is the Lake Bluff Audubon Center. This 76 acre area overlooking Lake Michigan offers great wildlife viewing. Additionally, the Grand Traverse Regional Land Conservancy has significant in-holdings within the county.

Outdoor recreation and game opportunities compose the majority of the recreational opportunities in the area. The Manistee River provides ample opportunities for fishing, especially just below the Tippy Dam which hosts one of the best areas for trout, steelhead, and salmon fishing in the Midwest. Being largely surrounded by the Huron-Manistee National Forest, facilitated recreation opportunities are largely limited to municipal parks in nearby villages.

The Huron-Manistee National Forest comprises 978,906 acres of public land, which largely surround Tippy Dam Recreation Area. The Huron-Manistee National Forest offers fishing, camping, boating, snowmobiling, cross-country skiing, hiking, and hunting.

The Manistee River is recognized as one of the premier canoeing and kayaking rivers in Lower Michigan for multi-day trips. The section of river near Tippy Dam has been federally designated as a Wild and Scenic River by the U.S. Forest Service. Numerous access sites along the river allow for excursions ranging from 2 hours to 10 days. Due to the paddling, fishing, and camping opportunities along the Manistee River, the river is popular with scout troops, youth groups and families.

The North Country Trail and the Manistee River Trail are main linear trails that are located approximately 1.5 miles north of the Tippy Dam RA. These trails pass through the Huron-Manistee National Forest and follow the general course of the Manistee River. The North Country Trail is a scenic hiking trail that stretches approximately 4,600 miles from Crown Point, New York to Lake Sakakawea State Park in central North Dakota. The Manistee River Trail is an 11 mile trail running along the east side of the river from Coates Highway to Hohenpyl Dam. A suspension bridge over the river connects with the North Country Trail.

### *Nearby Municipal Parks*

Brethren Village Park; Crystal Lake Township Park; Dickinson Township Park; Fawn Crest Golf Course; Manikiwa Recreation Area; Tippy Dam Backwater Park

### *Nearby State Parks:*

Orchard Beach (Manistee); William Mitchell (Cadillac); Ludington; Interlochen; Traverse City

### *Nearby State Forest Campgrounds:*

Healy Lake Rustic; Baxter Bridge Rustic; US-131 Rustic; Spring Lake; Long Lake; Lincoln Bridge Rustic; Silver Creek Rustic; Carrieville; Bray Creek Rustic; Leverentz Lake Rustic; Platte River Rustic; Veterans Memorial Rustic; Lake Ann Rustic; Lake Dubbonet Trail; Lake Dubbonet Rustic; Arbutus No 4 Rustic; Scheck's Place; Forks Rustic



*Nearby State Forest Pathways:*

North Country Trail; Manistee River Trail; Garey Lake Trail; Lake Dubbonet Trail; Scheck's Place Trail

*Nearby Huron-Manistee National Forest Pathways:*

Bestie River; Platte Springs; Lake Ann; Lost Lake; Muncie Lake; Vasa Trail; Sand Lake Quiet Area; Silver Creek; Pine Valley; Pine Forest; Sheep Ranch

*State Game Areas:*

The Manistee River State Game Area is also present within Manistee County, just South of Orchard Beach State Park.

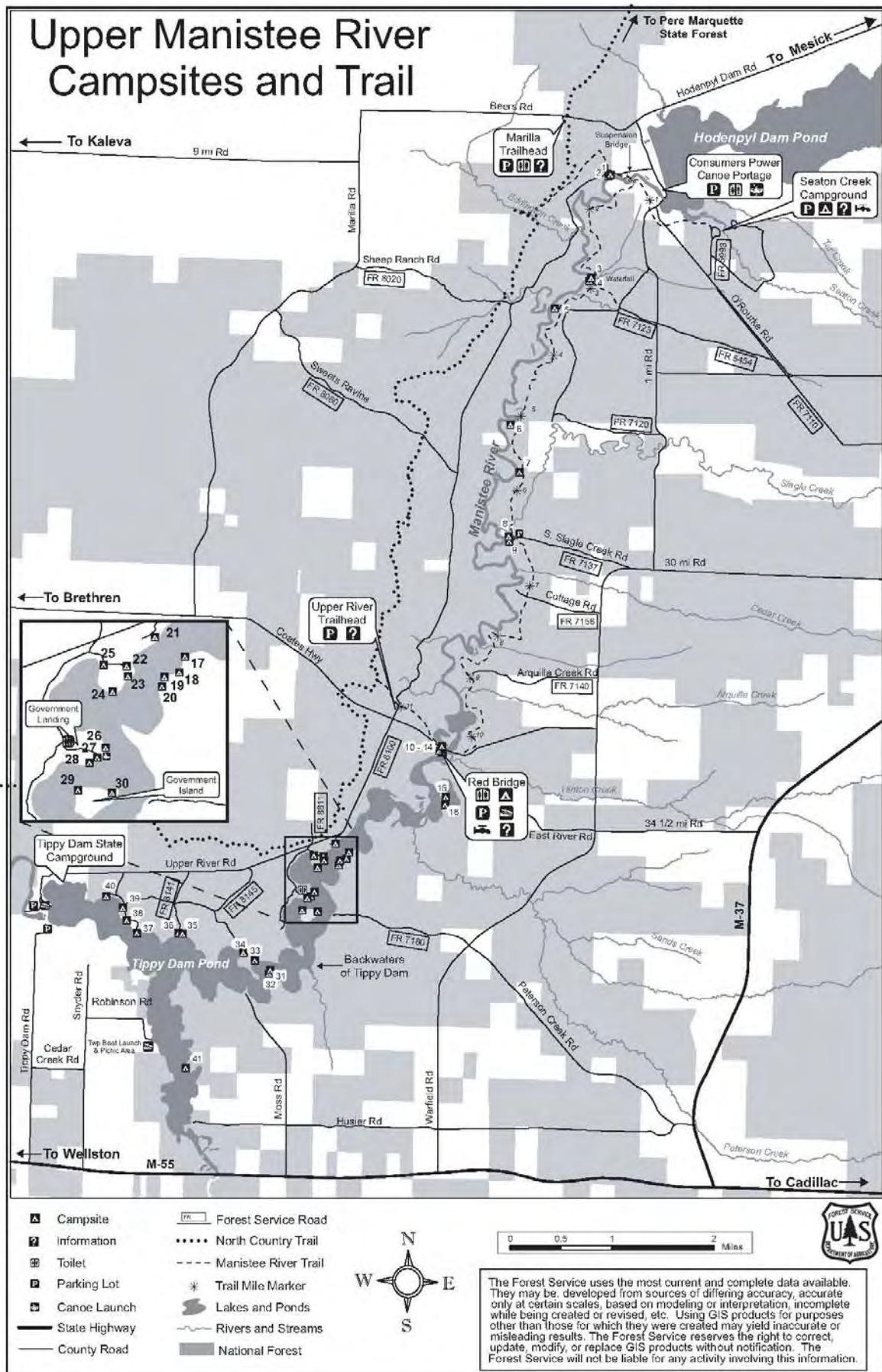
(Source: 2008-2013 [http://www-personal.umich.edu/~abean/manistee/manistee\\_county\\_recreation\\_plan.pdf](http://www-personal.umich.edu/~abean/manistee/manistee_county_recreation_plan.pdf))



## July, 2014









## A.7 LAND USE

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Manistee County's 2008 master plan identified approximately 90 percent of county land area classified as open space. 46,440 acres of land area, as of 2008, were used for active farmland. The county's approximately 356,000 acres consists of roughly 73,000 acres of wetlands (21% of total land area), which are primarily located along the Manistee River, and within the Pere Marquette State Forest and the Huron-Manistee National Forest.

The Northwest Michigan Council of Governments conducted a comparative analysis of land use changes between 1995 and 2000. This comparison was completed in 2006 and documented the following changes:

- 75 acres changed from vacant or bare land to development
- 312 acres changed from agricultural use to development
- 138 acres changed from forest use to development

As described by the above figures, there has been little development in Manistee County during this period. The following images illustrate land cover around Tippy Dam RA in 2006, and the future land use plan established by Planning Commissioners for the 2008 Master Plan for Manistee County. The latter (2008) plan is simplified by grouping low-impact uses into one category: low-density residential, agriculture and forestry. The area directly around Tippy Dam RA will be maintained within this category to preserve the natural features in this region. This is consistent with land cover from 2006, indicating little change to the immediate area.

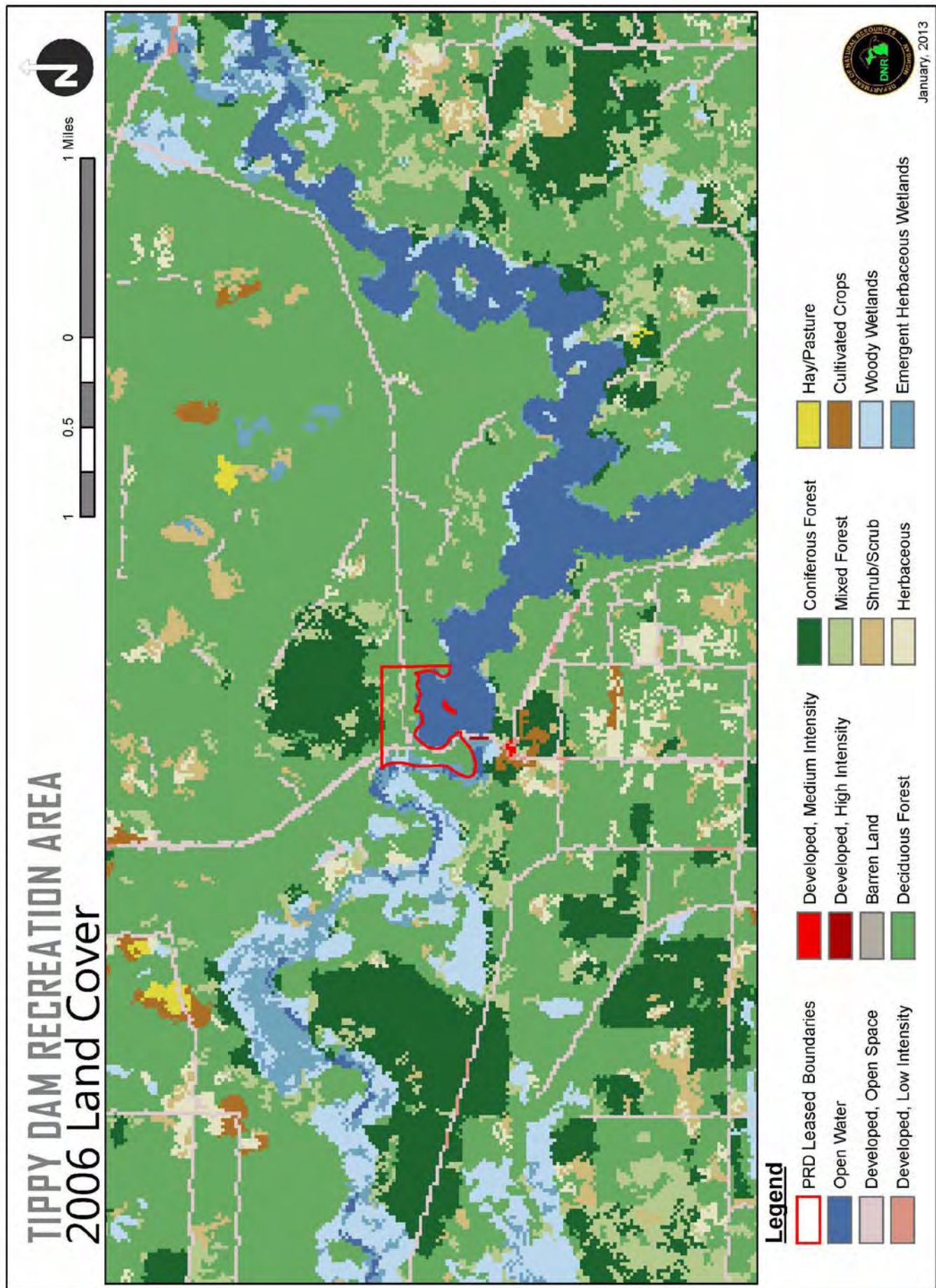
Land use restrictions include a 100 foot buffer zone around Tippy Dam Pond where development is restricted. Any proposed development in this area needs approval from Consumers Energy and FERC. A cultural resource review is also required for any proposed improvement that involves excavation.

The last known timber cut in the area was in 1960.

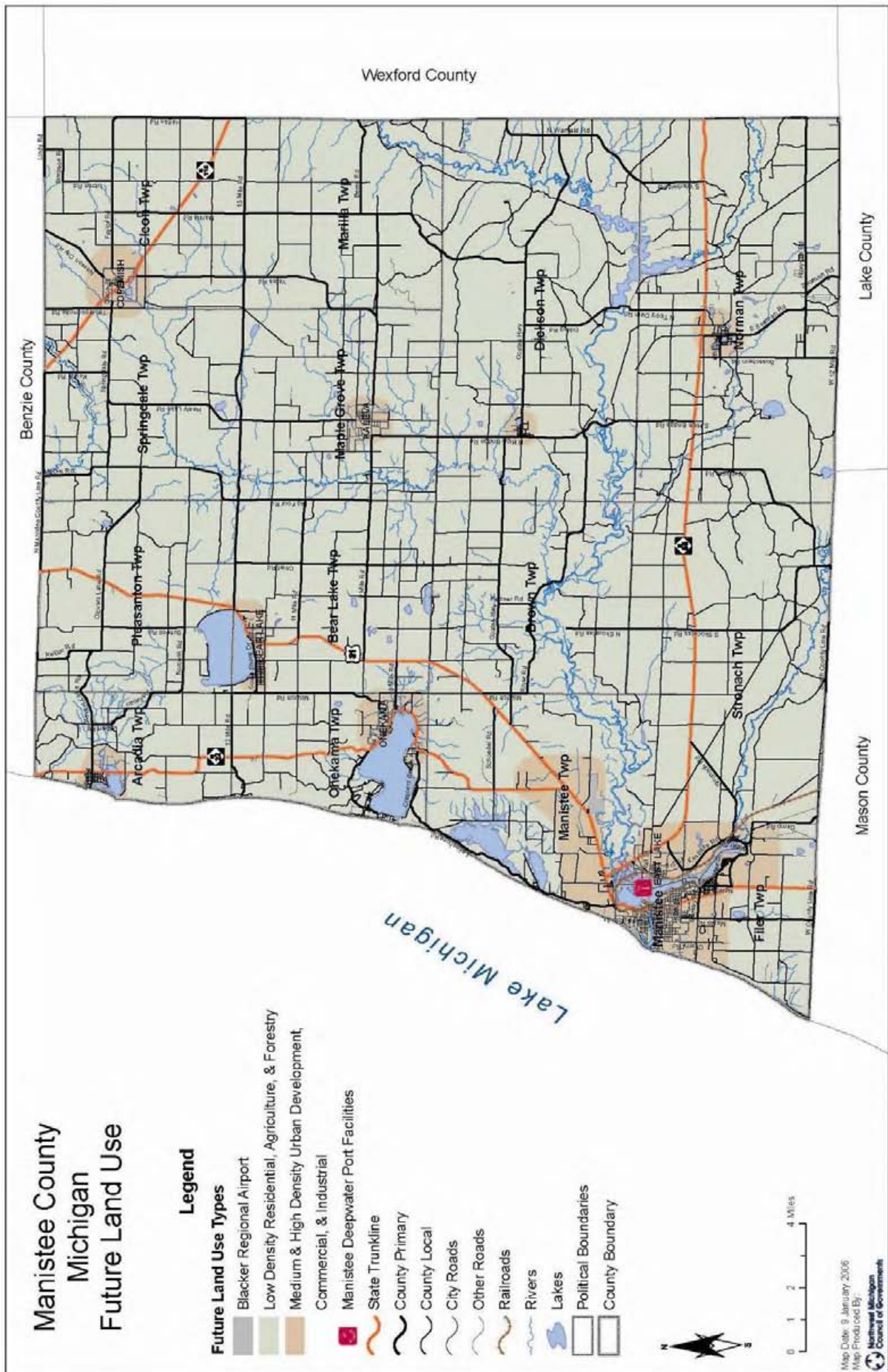
The land on the opposite side of the river from the property is owned by the National Forest Service and they designate the river as a "Wild and Scenic River" which has restrictions with regards to the federal land. These restrictions include no camping within 200 feet of the river and vegetation must remain intact to prevent erosion.

*(Sources: Manistee County Master Plan, 2008 pg 4-1 [www.manisteecounty.com](http://www.manisteecounty.com))*



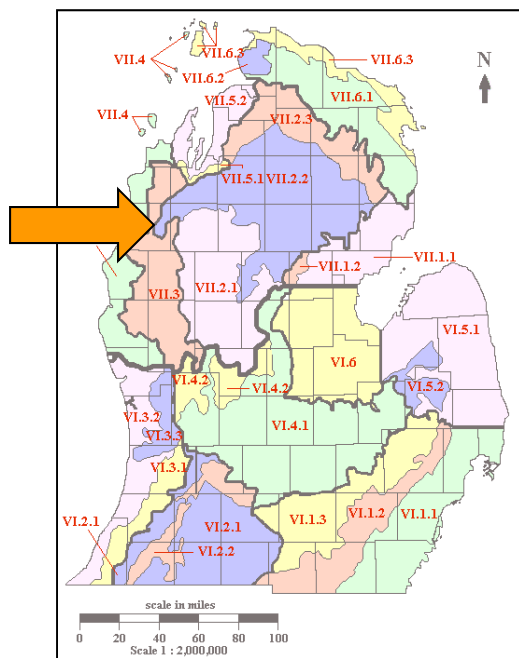








## A.8 NATURAL SYSTEMS AND NATURAL RESOURCES



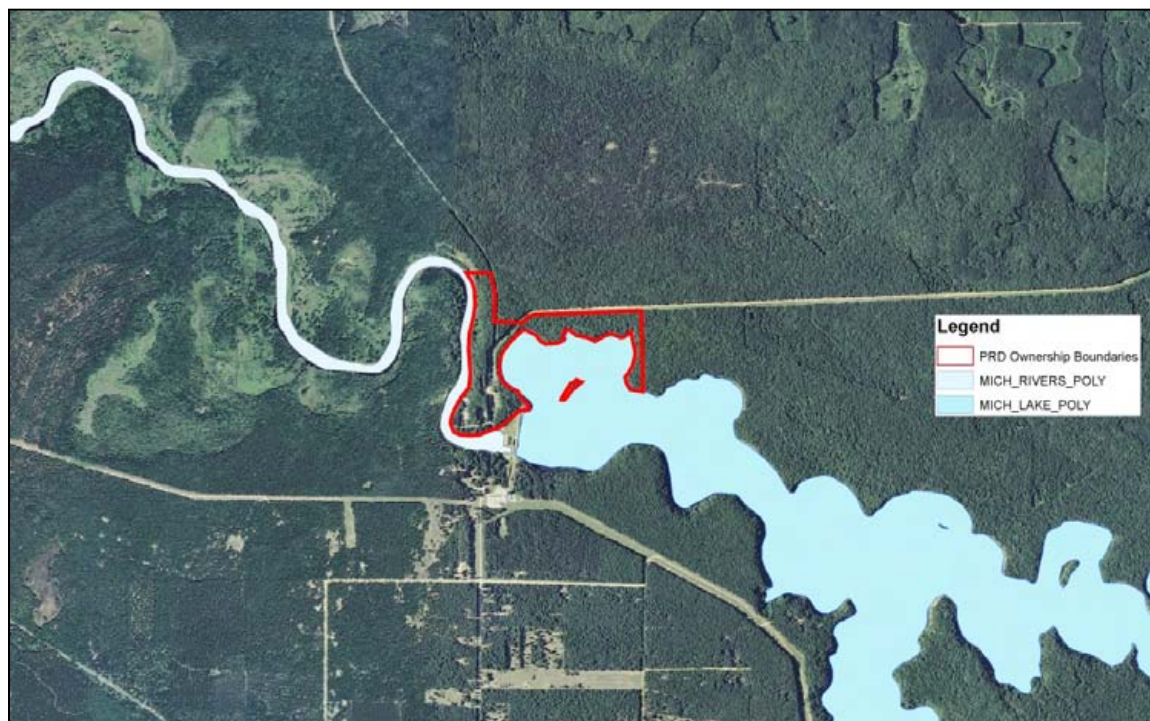
### Eco-Regional Context

The Northern Lower Peninsula Eco-Region (Section VII) is characterized by outwash plain and sandy end moraines. Tippy Dam RA lies within subsection VII.3: Newaygo Outwash Plain. This area consists of several excessively well drained outwash plains and boasts intermediate climate between the highly lake-moderated Manistee subsection and the Inland High-Plains subsection. Elevations here range from 700 to 1,210 feet. (Source: *Regional Landscape Ecosystems of Michigan*, pg 142)

### Water Resources

It is estimated that Manistee County has 276 miles of rivers and streams, along with 25 miles of Lake Michigan shoreline. The county boasts 9,600 acres of surface water, which includes 9 inland lakes. There are 5 major rivers in Manistee County, including the Manistee, the Little Manistee, the Pine River, the Betsie River and Bear Creek. Tippy Dam RA has ample access to water, as its entire Southern and Western borders lie along the Manistee River and Tippy Dam Pond.

(Sources: *Manistee County Master Plan*, 2008 pg 4-1 [www.manisteecounty.com](http://www.manisteecounty.com); *Regional Landscape Ecosystems of Michigan*, pg 142)



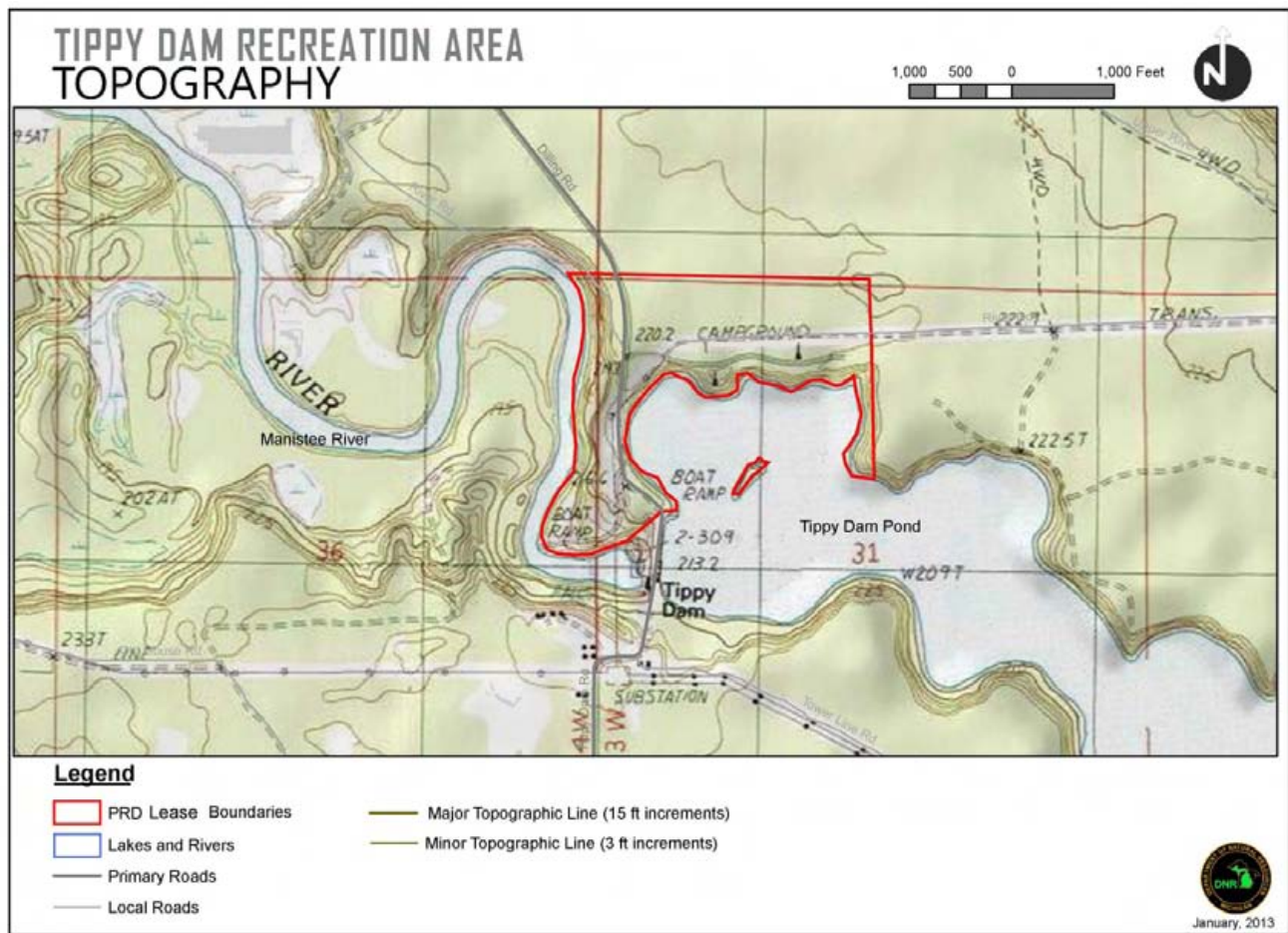


## Climate

The Newaygo Outwash Plain has a growing season ranging from 120 to 140 days. Average annual precipitation is 32 inches. Average annual snowfall varies greatly, ranging from 70 to 140 inches, decreasing rapidly to the east. Extreme low temperatures in this subsection range from -32.5F to -48.5F.

## Topography

Much of the land of Tippy Dam RA is perched on a relatively flat plateau. However, this plateau rapidly drops off into the Manistee River creating large, steep slopes, especially in the northwestern portion of the property along the river. The topography of the surrounding area is particularly diverse as a result of past glacial activity. Most is covered by upland hardwood forests with an even split of maples, oaks and conifers. The remaining pulp trees are slowly dying as native species are returning and expressing dominance. It is likely this trend will continue, resulting in a canopy dominated by oak and White Pine.





## Geology

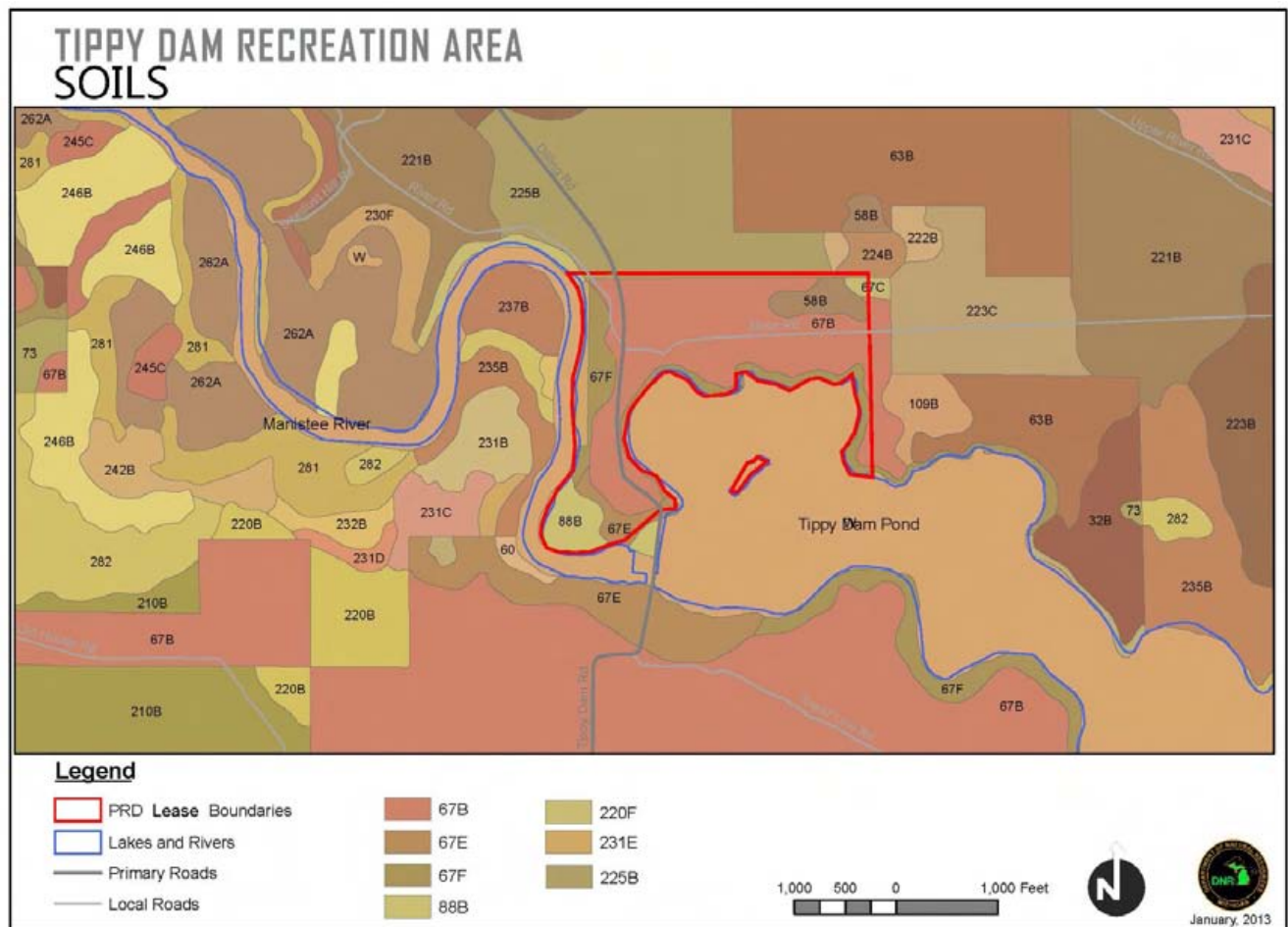
This subsection experiences no bedrock exposure, though glacial drift is 300-600 feet thick. Underlying bedrock is generally Paleozoic age of Pennsylvanian, Mississippian and Devonian sandstone, coal, shale and limestone. The area around Tippy Dam is glacial outwash sand, gravel and post-glacial alluvium.

Subsection VII.3 consists primarily of outwash plain, however some areas of sand lake plain are present. Portions of the outwash here are pitted by ice-block depressions, frost pockets which support dry prairie vegetation rather than forests. These depressions are seasonally or permanently flooded.

(Source: *Regional Landscape Ecosystems of Michigan*, pg 142).

## Soils

The soils in the area are sandy and are prone to fluvial erosion along the river bank. Heavy foot traffic along the banks of the Manistee River may also exacerbate erosion.

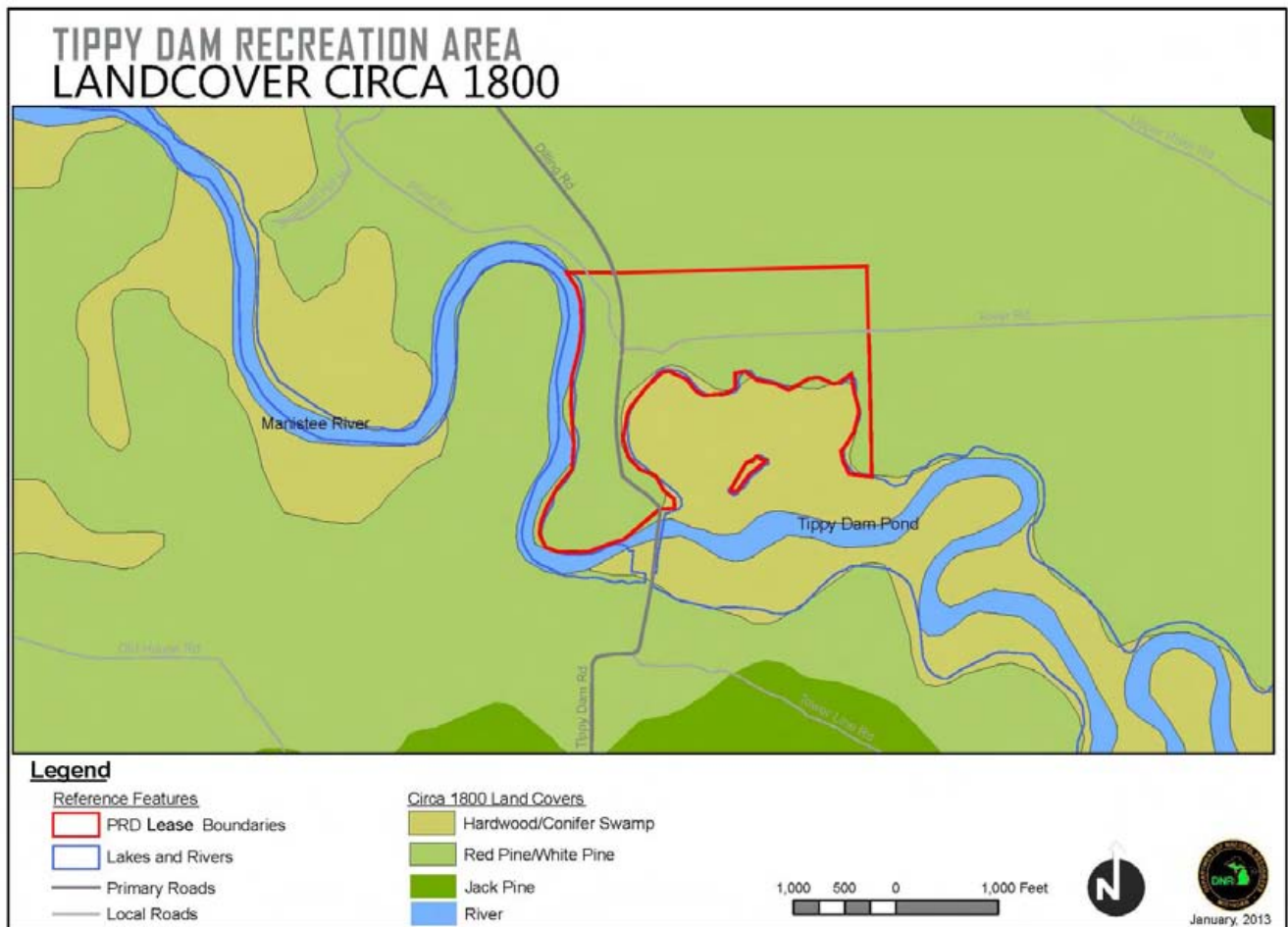


67B	Plainfield sand	0-6% slopes
67E	Plainfield sand	12-35% slopes
67F	Plainfield sand	35-70% slopes
88B	Udipsamments	Nearly level and undulating
220F	Typical Udipisamments	Very Steep
225B	Typical Udipsamments	Nearly level and undulating



### Land Cover

Prior to European settlement, the land of Tippy Dam Recreation Area was covered by red pine, jack pine, oak and white pine forest. This community type is characteristic of sandy, wet sites along flood plains adjacent to water. This map shows the Manistee River prior to the installation of the Tippy Dam in 1918. The image also shows wetland complexes that are found along the Manistee River in depressed areas as well as other nearby cover types.





### Rare Plants and Animals

The following threatened, endangered, and special concern species and high quality natural communities are recorded as occurring in the Michigan Natural Features Inventory (MNFI)

Accipiter gentilis	Northern goshawk	Special Concern
Acipenser fulvescens	Lake sturgeon	Threatened
Ammodramus savannarum	Grasshopper sparrow	Special Concern
Buteo lineatus	Red-shouldered hawk	Threatened
Cirsium hillii	Hill's thistle	Special Concern
Emergent Marsh		
Gavia immer	Common loon	Threatened
Glyptemys insculpta	Wood turtle	Special Concern
Haliaeetus leucocephalus	Bald eagle	Special Concern
* Myotis sodalis	Indiana bat	Endangered (state and federal)
* Pipistrellus subflavus	Eastern pipistrelle	Special Concern
Northern Wet Meadow	Wet Meadow, Upper Midwest Type	
Pandion haliaetus	Osprey	Special Concern
Rich Conifer Swamp		

\* = of particular importance to Tippy Dam Recreation Area

Tippy Dam is of particular importance to bat species, which use the cavernous spillways within the dam as a hibernaculum. Dr. Kurta, a professor at Eastern Michigan University, has been monitoring the bats at Tippy Dam for the past 18 years. According to his reports, the dam hosts approximately 24,000 bats represented by at least 4 species. The Tippy Dam hibernaculum is of particular importance, not only because it is the largest hibernaculum in the Lower Peninsula, but also because it provides habitat for the Indiana bat and the eastern pipistrelle. This site represents the northern most occurrence of the Indiana bat, which is a federally listed endangered species. Since 2001 the hibernaculum has been the winter hibernating location of at least 1 female Indiana bat.



(Source: [www.tullahomanews.com](http://www.tullahomanews.com))

Due to the presence of this bat and the restrictions associated with it, maintenance of the spillways and trees is limited to the period between May 1 and October 1. Protection of this hibernaculum is very important as it is currently free of the cold temperature fungus known to be symptomatic of white-nose syndrome. White-nose syndrome has caused mass mortality among bat species and is known to spread quickly among bats within an infected hibernaculum. Although much is still not known about the condition, it seems to be exacerbated by the presence of humans, hence the necessity for restriction on human entrance into the spillways. Similarly, there are timber harvest restrictions placed on the surrounding area because bat species raise their young under loose tree bark of dead trees during the summer months.



Conservation Concerns:

The potential roosting, feeding and hibernaculum around Tippy Dam should be considered during planning. These areas can be highly sensitive during certain periods of the year. Special consideration should be taken when approaching timber harvests and changes that could affect feed insect populations.



## **A.9 HISTORIC AND CULTURAL RESOURCES**

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According to Archeological reports, there are archeological sites located within the Tippy Dam Recreation Area boundaries. However the site offers little potential for specific interpretive opportunities. There is a need for further surveying work to locate areas in need of protection. Any development efforts at Tippy Dam Recreation Area should consider historic resources and be properly surveyed before construction to avoid disturbance.



## A.10 EDUCATIONAL AND INTERPRETATION

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### Alternate energy

- The Tippy Dam is Consumer Energy's second-largest hydroelectric dam and can generate up to 20,000kW.

### Invasive species

- Invasive species identification and control techniques of both aquatic and terrestrial species

### Lamprey control

- In 2010 the U.S. Fisheries and Wildlife Service constructed a permanent attractant water trap (AWT) to control sea lampreys in the Big Manistee River and its connecting waters. The boardwalk leading to the trap is open to fish from, except for the 1-2 hour period each day when lampreys are removed from the trap. The trap is operational mid-April through mid-June.

### Fishing Classes

- DNR staff lead classes on effective fishing techniques below the Tippy Dam

### Hibernacula

- The unique design of the Tippy Dam creates chambers within the structure that are accommodating to bats. An estimated population of 24,000 bats made up by at least 4 species hibernate in the chambers.
- Most northern occurrence of the endangered Indiana Bat.

### Volunteer Programs

- Volunteers are welcome to participate in an annual program to promote ethical fishing practices during the fall salmon runs. The program trains citizen volunteers to reduce illegal fishing practices by monitoring fishing activities along the Manistee River and reporting salmon being taken using illegal methods or gear.



## A.11 RECREATION RESOURCES

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### Fishing

- Ample fishing opportunities are provided by both the bordering Manistee River and the Tippy Dam Pond.
- Just below the Tippy Dam hosts some of the best trout, steelhead, and salmon fishing in Michigan.
- The Tippy Dam Pond offers fishing opportunities for pike, bass, walleye, trout, and pan fish.
- Facilities include an accessible fishing deck and a fish cleaning station.

### Hiking

- Tippy Dam RA has a 2.13 mile loop trail available for hiking, cross-country skiing and snow-shoeing.
- Although not directly connected to the Tippy Dam RA, the North Country Trail and the Manistee River Trail is located approximately 1.5 miles north.

### Birding

- A popular spot for birding is located down river from the dam along the Manistee River.

### Geocaching

### Camping

- 38 sites for camping are provided in a rustic setting.
- Camping fee is currently \$12 per night.

### Cabin

- The campground includes a camper cabin with views overlooking Tippy Dam Pond. The cabin has limited electrical supply supported a solar energy collection system.

### Boat Launch

- Two hard surfaced type 2 launch ramps are located in the recreation area. One is on located on the Tippy Dam pond and the other is on the Manistee River.

### Paddling

- Located on the Big Manistee River, the Tippy Dam Recreation Area offers access for canoeing and kayaking and tubing. The adjacent Tippy Dam Pond offers recreational opportunities to paddlers as well.

### Cross-Country Skiing

### Snowmobiling

- Snowmobiling is permitted at the Tippy Dam RA on road rights-of-way only.



## Nearby Resources

### Hunting

- The adjacent Huron/Manistee National Forest provides opportunities for hunting deer and other game

### Trails

- The Big 'M' Trail, located off M-55 between Cadillac and Wellston offers a groomed trail for mountain biking and cross-country skiing
- The North Country Trail is located 1.5 miles north of the Tippy Dam Campground. This trail is a national scenic trail spans from North Dakota to New York and offers more than 1,500 miles of hiking trails in Michigan.

## Manistee River and Tippy Dam Pond Fishing

The Manistee River is Michigan's most heavily fished rivers, making it one of the state's most important sports fisheries. The area below the Tippy Dam is of particular interest to anglers as it offers year-round fishing opportunities including runs of steelhead in the spring, trout in the summer, salmon and late steelhead in the fall, as well as steelhead and salmon in the winter. By far the most popular time for the site is from late September to mid-October when thousands of anglers flock to the site to take part in the fall salmon run. It is not uncommon to see hundreds of anglers fishing along the banks within the first couple of miles below the dam throughout this time, with fishing occurring at all times of day and night. According to a 2003 report, annual creel surveys conducted by the MDNR from 1999 to 2003 estimated that the Manistee River generates approximately 528,766 to 645,223 angler hours annually, most of which occurs in the area immediately below Tippy Dam. The influx of recreation tourism to the area is extremely important to local economies. According to this report the area below the Tippy Dam generates an annual \$2.5 million for sport fishing expenditures, some of which is circulated through local establishments.

The fish populations in this area are due to a combination of the physical nature of the Manistee River as well as fisheries management. The cold water and gravelly substrate below the riffling river create an ideal environment for salmonid breeding. The 25 miles of river stretching from Tippy Dam to Manistee Lake can be divided in two major sections; the area immediately below Tippy Dam and the river below High Bridge (4.8 miles from the dam). The area immediately below the Tippy Dam is characterized by low temperature and is able to support cold/cool water communities of salmonids including brown trout, steelhead, juvenile coho salmon, and juvenile chinook salmon. Due to a lack of cold water tributaries, the area below High Bridge is characterized by warmer water temperature, able to support cool/warm water communities. Common species in this portion of the river include black crappie, blackside darter, bluegill, bowfin, burbot, common carp, largemouth bass, and northern pike.

Although fish surveys have indicated that salmonid populations are naturally reproducing in the Manistee River, the MDNR regularly stocks the river with salmonid to enrich the sport fishery. Salmon as a game fish began soon after the introduction of coho salmon. Coho were initially introduced as an attempt by the MDNR to control alewives, however, due to the wildly popular sporting of the species, the Department continued to stock it and other salmonids. The Manistee River also supports a remnant stock of Lake Sturgeon

The backwaters created by Tippy Dam, known as Tippy Dam Pond, also offer opportunities for sport fishing and other forms of water-based recreation. Tippy Dam Pond has a surface area of approximately 1,540 acres and hosts three public boat launches: one at Red Bridge on Coates Highway (administered by the USFS), one on the Pine River arm of the impoundment (administered by Norman Twp.), and one beside the dam at the Tippy Dam RA.



The area surrounding the pond is largely undeveloped due to the majority of the surrounding land being owned and managed by the USFS as the Manistee National Forest. Much of the remaining land is under management by Consumers Energy Company. The undeveloped lakeshore creates an opportunity for fishing and water recreation in a pristine atmosphere that is uncharacteristic of this region of the state.

Fish stocking in Tippy Dam Pond began in 1929 and continued until 1938. Stocking was reinstituted in 1984 by the MDNR and since then, channel catfish and walleye have been fairly regularly stocked. The pond offers some unique opportunities for anglers as the pond hosts a considerable amount of channel catfish, walleye, and black crappie. The most popular game fish in Tippy Dam Pond are walleye, while other important game fish include smallmouth bass, northern pike, rainbow trout, brown trout, and largemouth bass. Pan fish species include black crappie, bluegill, pumpkinseed sunfish, rock bass, and yellow perch. Fish populations are regularly monitored in the pond with fish surveys conducted by the MDNR, Consumers Energy and the Little River Band of Ottawa Indians. The MDNR plans to continue management and stocking of species in the Tippy Dam Pond.



## A.12 AREAS OF CONFLICT

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### Illegal fishing

- Illegal fish harvesting practices such as snagging are prevalent during heavily fished periods of the year
- Volunteer groups aid in the prevention and identification of illegal practices at the recreation area
- May be a need for increased enforcement, especially during the heavily used period in the fall

### Boat and shore angler disputes

- Due to the high volume of anglers and campers, during certain times of the year disputes among visitors to the site increase

### Littering

- Littering is a major concern for park staff during periods of heavy visitation, as a considerable amount of time is spent by park staff collecting litter

### National forest campers using Tippy Dam Recreation Area facilities



## A.13 PARK USE STATISTICS AND ECONOMIC IMPACTS

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### **PARK USE**

Tippy Dam RA's prime fishing opportunities help to account for the large number of visitors, which are estimated to be around 58,000 per year. The season variations in use are also driven primarily by the fishing seasons. Approximately 88% of visits were associated with day use, compared to 12% with camping.

Tippy Dam Recreation Area and its camp site are open year round. The majority of the facility is ploughed throughout the winter months. Park use is strongly related to fishing activity, with fall being the busiest season at this park. Day use numbers from September to November account for between 30 and 40% of the annual day-use visitors. Camping also remains high during these months, with numbers dropping off sharply in December through March.

Spring is another busy day-use season at Tippy Dam with the spring steelhead season drawing in large numbers of visitors. Camping numbers remain steady, increasing in July and August when families are more likely to stay at the park.

### **ECONOMIC IMPACTS**

Michigan State University (Dr. Dan Stynes) developed an economic analysis model known as "MGM2". This model is an update of the MGM model developed by Dr. Ken Hornback for the National Park System in 1995. The purpose of the updated MGM2 model is to estimate the impact of park visitor spending on the local economy. These economic impacts are reflected in terms of sales, income, employment, and value added.

This analysis tool, like others, relies on three primary factors in the common equation:

Economic Impact of Tourism Spending = Number of Tourists (x) Average Spending per Visitor (x) Multiplier (to estimate extended effects of direct spending).

For our purposes of conducting a very basic review of impacts, we have utilized the "MGM2-Short Form" version of the program, which simplifies the extent of analysis required for input, and utilizes more generalized multipliers for spending outputs. For the non-economist, this provides an excellent tool for establishing a baseline assessment of the economic impacts of our parks.

Economic impacts of Tippy Dam RA to the local community are significant. Manistee County is a medium density county relative to its metropolitan neighbors. The area around Tippy Dam RA is characterized as rural. The county's ample access to Lake Michigan draws in visitors from outside the county, providing an opportunity for the recreation area and the surrounding areas to absorb 'new' money.

Following are the relative economic impacts (based on 2012 data) of Tippy Dam RA to the economy of Manistee County:



### DIRECT ECONOMIC EFFECTS TO THE COMMUNITY

- Direct spending attributable to Tippy Dam RA visitors totaled \$878,860 of which \$564,560 came from Day-Use, and \$134,450 from Camping.
- Jobs totaled 27, with 21 related to Day-Use activity and 6 to Camping. (Note...jobs are not full-time equivalent. They include part-time and seasonal positions.)
- Personal Income total is \$289,890 with \$233,020 associated with Day-Use of the park and \$65,870 associated with Camping.
- Value added (total income plus business taxes) totaled \$451,240. Day-Use accounted for \$351,800 and Camping accounted for \$77,440.

### TOTAL ECONOMIC EFFECTS TO THE COMMUNITY

This reflects 'Direct Effects' plus the 'Secondary Effects' of visitor spending on the local economy. Secondary Effects (sometimes called 'Multiplier Effects') capture economic activity that results from the re-circulation of money spent by the park visitors in the community.

- Total spending = \$1,161,860 (32% over direct spending)
- Jobs = 32 (16% over direct job impacts)
- Personal Income = \$393,160 (35% over direct spending)
- Value added = \$625,640 (39% over direct value added)

NOTE: For the purpose of updating economic values, the Consumer Price Index (CPI) was used to adjust values over time. Through the following link, [<http://www.bls.gov/home.htm>] a CPI Inflation Calculator is located under Data Tools, Calculators.



# Appendix B – Public Input Summary

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Throughout the General Management Planning process, the Planning Team provided a variety of opportunities for public input and comments. These avenues included:

- **Public Input Survey** – an online survey developed to gather general information about park visitors (both day users and campers) and their use of the park as well as recommendations for improving features and amenities offered at the park. The survey was made available for an 8-week period.
- **Tippy Dam Recreation Area Website** – the public webpage included additional resources about the General Management Planning process, draft documents and contact information for additional comments.
- **Stakeholder Input Open House, September 16, 2013** – located at the US Forest Service Conifers Room in Wellston, Michigan, stakeholders had the opportunity to learn about the General Management Planning process and provide input regarding the Statements of Significance, Zoning Map and the Draft 10-Year Action Goals. Approximately 20 stakeholder organizations were invited to the open house: 7 stakeholders attended.
- **Public Input Meeting, February 10, 2014** – Held at Brethren High School Cafetorium from 6:00 to 8:00 p.m. Members of the public had the opportunity to learn about the General Management Planning process and provide input regarding the Statements of Significance, Zoning Map and the Draft 10-Year Action Goals. The open house was advertised through a DNR press release on the DNR's Facebook page. Approximately 12 members of the public attended.





[close print view](#)

## DNR seeks public input on a new General Management Plan for Tippy Dam Recreation Area

Contact: Debbie Jensen, 517-335-4832 or [Ed Golder](#), 517-335-3014

Agency: Natural Resources

May 6, 2013

The Department of Natural Resources (DNR) invites the public to take part in an online survey to provide input on the General Management Plan for Tippy Dam Recreation Area in Manistee County.

Tippy Dam Recreation Area, located at the Consumers Energy Dam on the Manistee River, is managed by the DNR Parks and Recreation Division under a lease agreement. The recreation area offers excellent fishing opportunities and provides boating access to the Manistee River and the Tippy Dam pond. The site also has a rustic campground and cabin which are open year-round.

This General Management Plan will assist the Parks and Recreation Division in meeting its responsibilities to protect and preserve the site's natural and cultural resources, and provide a future management and planning strategy for the Tippy Dam Recreation Area. It will also provide access to land- and water-based public recreation and educational opportunities. Information on the DNR Parks and Recreation General Management Plan process can be found at [www.michigan.gov/parkmanagementplans](http://www.michigan.gov/parkmanagementplans).

"This is the first of several opportunities for citizens to take part in the planning process, which will include review of the draft plan and a public open house to be announced later in the year," said Debbie Jensen, Park Management Plan administrator.

The survey can be found online at [www.surveymonkey.com/s/TDRA\\_GMPSurvey](http://www.surveymonkey.com/s/TDRA_GMPSurvey), and will be available until July 14, 2013.

For more information about this survey or the proposed plan, contact Debbie Jensen at 517-335-4832 (TTY/TDD711 Michigan Relay Center for the hearing impaired). For information about the Tippy Dam Recreation Area, visit [www.michigan.gov/tippydam](http://www.michigan.gov/tippydam).

The Michigan Department of Natural Resources is committed to the conservation, protection, management, use and enjoyment of the state's natural and cultural resources for current and future generations. For more information, go to [www.michigan.gov/dnr](http://www.michigan.gov/dnr).











**1. What are your main interests in the Tippy Dam Recreation Area?**





	Primary interest	Secondary interest	Lower priority interest	Rating Count
Fishing (non-boat)	<b>71.6% (174)</b>	22.2% (54)	6.2% (15)	243
Fishing (boat)	<b>44.7% (101)</b>	36.7% (83)	18.6% (42)	226
Recreational Boating	15.3% (29)	18.9% (36)	<b>65.8% (125)</b>	190
Camping	<b>50.7% (113)</b>	24.2% (54)	25.1% (56)	223
Hiking	32.7% (67)	25.9% (53)	<b>41.5% (85)</b>	205
Canoe/Kayaking	<b>38.8% (81)</b>	25.4% (53)	35.9% (75)	209
Scenery	<b>62.8% (137)</b>	22.9% (50)	14.2% (31)	218
Cross Country skiing	2.8% (5)	8.9% (16)	<b>88.3% (159)</b>	180
Education/Interpretation	13.0% (24)	26.5% (49)	<b>60.5% (112)</b>	185
Wildlife Observation	<b>47.8% (98)</b>	33.7% (69)	18.5% (38)	205
Hunting/Trapping	24.9% (47)	17.5% (33)	<b>57.7% (109)</b>	189
Other (please specify)				6
<b>answered question</b>				<b>267</b>
<b>skipped question</b>				<b>1</b>



## 2. How often do you typically visit Tippy Dam Recreation Area?







		Response Percent	Response Count
More than 5 times a year		44.9%	120
3 to 5 times a year		31.1%	83
Twice a year		13.5%	36
Once a year		6.4%	17
Less than once a year		2.6%	7
Never Visited		1.5%	4
answered question			267
skipped question			1

## 3. What time of year do you visit?

		Response Percent	Response Count
Spring (March-May)		73.3%	195
Summer (June-August)		59.0%	157
Fall (September- November)		83.1%	221
Winter (December-February)		35.0%	93
answered question			266
skipped question			2



#### 4. When visiting Tippy Dam Recreation Area, how long do you typically stay?

		Response Percent	Response Count
2 hours or less		5.6%	15
2 to 4 hours		19.2%	51
4 to 8 hours		37.6%	100
2 to 3 days		28.2%	75
4 to 5 days		6.0%	16
More than 5 days		3.4%	9
answered question			266
skipped question			2

#### 5. When visiting Tippy Dam Recreation Area what part of the waterbody are you most interested in?






	Primary	Secondary	Rating Count
Manistee River downstream of the dam	84.4% (211)	15.6% (39)	250
Tippy Dam Pond (above the dam)	43.8% (84)	56.3% (108)	192
Manistee River upstream of Tippy Dam pond	30.6% (53)	69.4% (120)	173
answered question			266
skipped question			2



### 6. What do you think defines or is the identity of the Tippy Dam Recreation Area?

	Response Count
	181
answered question	181
skipped question	87

### 7. How would you rate the quality of the day-use facilities? (For example, parking, fishing access, boat launch, picnic facilities etc.)






		Response Percent	Response Count
Excellent		19.4%	48
Very Good		47.0%	116
Good		26.3%	65
Average		6.5%	16
Poor		0.8%	2
	answered question		247
	skipped question		21

### 8. What improvements (if any) would you most like to see to day-use facilities?

	Response Count
	112
answered question	112
skipped question	156



### 9. How would you rate the quality of the camping facilities?






		Response Percent	Response Count
Excellent		9.1%	20
Very Good		32.7%	72
Good		41.8%	92
Average		15.9%	35
Poor		0.5%	1
answered question			220
skipped question			48

### 10. What improvements (if any) would you most like to see to the camping facilities?



	Response Count
	86
answered question	86
skipped question	182



**11. If you camp at Tippy Dam Recreation Area, what other recreation opportunities in the region do you visit?**






		Response Percent	Response Count
Huron-Manistee National Forest		45.0%	90
Lake Michigan		44.5%	89
North Country Trail		28.5%	57
Manistee River Trail		40.5%	81
None - stay at Tippy Dam		24.0%	48
	Other (please specify)		16
	answered question		200
	skipped question		68

**12. Have you ever attended DNR programs or events at Tippy Dam Recreation Area? (For example, steelhead and salmon fishing clinics, swap meets)**






		Response Percent	Response Count
Yes		6.2%	15
No		93.8%	227
	answered question		242
	skipped question		26



**13. If you answered "yes" to question 12 above, how would you rate the programs or events?**

		Response Percent	Response Count
Excellent		35.3%	6
Very Good		35.3%	6
Good		17.6%	3
Average		5.9%	1
Poor		5.9%	1
answered question			17
skipped question			251

**14. If you answered "no" to question 12 above, what is your reason for not attending?**






		Response Percent	Response Count
Not aware of programs/events offered		76.6%	170
Not interested in programs/events offered		11.7%	26
Class was full		0.0%	0
Inconvenient time		3.2%	7
Too far to travel		17.1%	38
Other (please specify)		5.4%	12
answered question			222
skipped question			46



**15. Are there other programs/events not currently offered at Tippy Dam that you would be interested in?**






	Response Count
	43
answered question	43
skipped question	225

**16. How far do you travel to Tippy Dam Recreation Area?**



		Response Percent	Response Count
Less than 25 miles		18.9%	47
25 - 50 miles		12.0%	30
50 - 100 miles		12.0%	30
Over 100 miles		54.6%	136
From out of State		2.4%	6
	answered question		249
	skipped question		19



### 17. What is your age?

		Response Percent	Response Count
Under 18		0.0%	0
18 to 29		12.9%	32
30 to 39		21.4%	53
40 to 49		21.8%	54
50 to 59		22.6%	56
60+		21.4%	53
answered question			248
skipped question			20

### 18. Are you male or female?

		Response Percent	Response Count
Male		84.2%	208
Female		15.8%	39
answered question			247
skipped question			21

### 19. Please provide any other comments or suggestions you may have regarding Tippy Dam Recreation Area?

	Response Count
	92
answered question	92
skipped question	176



## **Tippy Dam General Management Plan Survey**

### **Summary of Responses**

#### **What do you think defines or is the identity of the Tippy Dam Recreation Area? (179 responses)**

- Fishing (80)
- Secluded surroundings (27)
- Illegal fishing/riff-raff (18)
- Scenery and natural beauty (14)
- Water access/boat access (12)
- Rustic camping (11)
- The River (6)
- Hiking and hunting (5)
- The dam (4)
- Heart Attack/Cardiac Hill (4)
- Wildlife (2)
- Bats (1)
- History (1)

#### **What improvements (if any) would you like to see to day-use facilities? (112 responses)**

- Cleaner bathrooms (15)
- No change (11)
- More parking (9)
- More fishing access (8)
- Boat ramp (8)
- More DNR enforcement ( 7)
- More garbage cans (7)
- Modern bathrooms (6)
- Improved backwaters boat launch (4)
- No fees (3)
- Fish cleaning station/running water (3)
- Warming house (2)
- Less DNR enforcement (1)
- More trails (1)
- Keep upper lot open in the winter (1)
- Modern campground (1)
- Suspension pedestrian bridge across the river (1)
- Education/Promotion of the park (1)
- Pay per use fishing drag (1)

#### **What improvements would you most like to see to the camping facilities? (74 responses)**

- No change/rustic (17)
- Modern bathrooms (14)
- Modern campsites (9)
- Expand campground (8)
- Cleaner bathrooms (7)
- Move the dumpsters (4)
- More DNR enforcement (2)
- Running water (2)
- More water views (1)
- Group camping (1)
- More garbage cans (1)
- More grills (1)
- Mini-cabin (1)
- More accessibility for boat trailers (1)
- Pavement (1)
- Firewood for sale (1)
- Better lighting by the bathrooms (1)
- Camp store (1)



**Are there other programs/events not currently offered at Tippy Dam that you would be interested in?**

- Clean-up day/River Clean-up (6)
- General programming (4)
- Wilderness survival clinic (2)
- Fish Policy Education (2)
- Dam Education (2)
- Duck/grouse hunting (1)
- Steelhead tournament (1)
- Women's activities (1)
- Fly fishing (1)
- Rod-building class (1)
- Teaching Kids how to fish (1)
- Bat tours (1)
- Kayaking class (1)
- Wildlife Education (1)

**Please provide any other comments or suggestions you may have regarding Tippy Dam Recreation Area? (89 responses)**

- Keep up the good work (27)
- More DNR enforcement of illegal fishing/alcohol use/litter (14)
- Keep it secluded (4)
- Expand campground (2)
- Add fish cleaning station (2)
- Post no wake areas for boaters (2)
- More garbage cans (2)
- Warming hut/year round facilities (2)
- Plow the roads/pathways in the winter (2)
- Remove the dam (1)
- Preserve rustic camping (1)
- Pike and walleye in the pond (1)
- Change the name (1)
- Add power to the campground (1)
- Clean the bathrooms (1)
- Lower the cabin fee (1)
- Allow snowmobile and ORV access (1)
- Add handicapped fishing docks (1)
- Suspension Bridge over river (1)
- Accessible fishing docks (1)
- Better ventilation in restrooms (1)
- Boat Launch ownership is confusing downstream (1)

**Additional Notes:**

- 4 comments were made about repairing the stairway and boardwalks on the south side of the river.





The Parks & Recreation Division of the Department of Natural Resources (DNR) is in the process of developing a General Management Plan for Tippy Dam Recreation Area in Manistee County. The DNR uses General Management Plans to define a long-range planning and management strategy that protects the resources of the site while addressing recreation needs and opportunities. This site is managed by the DNR's Park and Recreation Division under a lease agreement with Consumers Energy.

You and/or your group have been identified as a stakeholder with active interests in Tippy Dam Recreation Area. Using an open house format, the DNR will share its initial thoughts on the Draft General Management Plan and welcomes your input.

**Meeting Date: Monday, September 16<sup>th</sup>, 2013, 2:00 p.m. to 4:00 p.m.**

**Location: USFS Conifers Room, 1170 Nursery Rd, Bldg 51109, Wellston, Mi 49689**

This General Management Plan will assist the Division in meeting its responsibilities to protect and preserve the site's natural and cultural resources, and to provide access to land and water based public recreation and educational opportunities. Additional information on the DNR's General Management Plan process is available at [www.michigan.gov/parkmanagementplans](http://www.michigan.gov/parkmanagementplans).

For more information about this meeting or to RSVP please contact Debbie Jensen, DNR Park Management Plan Administrator, at 517-335-4832. We request that each stakeholder group limit itself to not more than 3 representatives so that we may accommodate everyone based on meeting space and time constraints.



**Tippy Dam Recreation Area  
Stakeholder Workshop**  
Monday, September 16, 2013  
2:00 – 4:00 p.m.

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**AGENDA**

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1. Introductions
2. Brief Presentation of General Management Plan
  - o Plan Process
  - o Overview of Draft Plan
3. Questions and Answers
4. Open House
  - o You are invited to visit each of the map stations and talk to Planning Team members
  - o Post-it notes are available for you to add any comments you may have to the Draft Management Zone maps and/or Statements of Significance
  - o Sticky dots will be provided to prioritize the draft action items
  - o Complete the comment sheet to provide additional information
5. Group Discussion
  - o Share your ideas with the planning team and other stakeholders

Additional information may be viewed at:  
**[www.michigan.gov/parkmanagementplans](http://www.michigan.gov/parkmanagementplans)**



## **Tippy Dam Recreation Area Stakeholder Workshop Comments**

1. Park Significance statements

- **No Comments received**

2. Draft Management zones

- **Add a scenic overlay to the Developed Recreation Area along the river's edge similar to the hatch above the dam.**

3. Additional action items

- **Allow a walkway across the dam (2 comments)**
- **Bat area further developed for education and tours**
- **Connect park to North Country Trail via existing pathways to Sawdust Hole on USFS land.**
- **More cabins and restrooms in cabins**
- **Accessible overlooks**

4. Are there any proposed actions you don't think should be included? If so, please explain.

- **No Boat wash. Not the place for it given the limited no. of boats.**

5. Other Comments:

- **Need more waste cans**
- **Add 2 boardwalks and repair walkways along river bank**
- **Repair steps going down to the river (2 locations)**
- **Add used fishing line receptacles (plastic pipe like in Florida State Parks)**
- **Add more regulation signage between the lower boat launch and the dam spillway and at the north end of the property on the riverbank**



Stakeholders were asked to put green dots on action items they strongly agree with and red dots on the ones they do not agree with. Refer to outcome below:

Draft Action Goal	Target Date	Stakeholder Input
<b>Natural Resources</b>		
Create a Stewardship Plan	1 year	
Implement Stewardship plan	on-going	
Implement water based invasive species control (inc. sea lamprey, zebra mussel)	on-going	1
Implement land based invasive species control	on-going	1
Follow lease restrictions in regards to tree removal	on-going	
Continue to address erosion along the river bank	on-going	1
<b>Historic/Cultural Resources</b>		
Complete a cultural resources survey for interpretation, protection & preservation	5 years	
Review all proposed earthwork activities for potential impact on historic/cultural resources	on-going	
<b>Recreation Opportunities</b>		
Identify opportunities to improve connectivity beyond the park boundaries	2 years	1
Identify opportunities to support floating activities (water trails)	2 years	1
Balance users to accommodate the best uses of the site	on-going	
Identify and evaluate ecotourism opportunities	On-going	1
<b>Education/Interpretation Opportunities</b>		
Develop specific interpretation and education opportunities	On-going	1
Develop & install kiosks & displays appropriate to the zone, & incorporate new technology for interpretation	5 years	
Develop education material to discourage illegal fishing activities	1 year	



Continue to provide recreation programs and events that promote angler recruitment and retention	on-going	1
<b>Management Focus</b>		
Enter into new lease agreement with Consumers Energy with a longer term lease instead of a year to year extension. (in effect after 2015)	2 years	
Continue to work with Consumers Energy to ensure management and site development is consistent with agreement and FERC regulations	on-going	
Review and update Wildfire and Emergency Plan	Annually	
Explore and develop revenue generating opportunities that are sustainable	on-going	
Promote volunteer partnerships to meet resource goals	on-going	
Work in cooperation with Marketing & Outreach to develop specific marketing goals	on-going	
Continue to address user conflicts and illegal activity	on-going	1
<b>Development</b>		
Identify, evaluate and implement opportunities for alternative overnight accommodation	on-going	
Identify suitable locations for development of scenic overlooks on the dam pond and river	2 years	
Separate campground road and county road and relocate contact station to improve campground security	5 years	
Evaluate the needs and feasibility of expanding the campground	5 years	
Continue to pursue the installation of a boat wash in partnership with USFWS	On-going	1, 1
Develop modern restrooms in the campground (seasonal)	5-10 years	
Identify the need for additional lighting in the day-use area for safety and security	2 years	
Improve and expand fish cleaning station	5-10 years	

**Please see Appendix C: Planning Team Meeting Summary for the Planning Team's comments on stakeholder input.**



**TIPPY DAM GENERAL MANAGEMENT PLAN**  
**STAKEHOLDER WORKSHOP September 16, 2013 – Sign in Sheet**

<b>Name</b>	<b>Organization</b>	<b>Email</b>	<b>Phone no.</b>
Brian Jarner	US Forest Service	<a href="mailto:bjarner@fs.fed.us">bjarner@fs.fed.us</a>	231-723-2211 ext. 3124
Troy Rife	MDNR PRD	<a href="mailto:rifet@michigan.gov">rifet@michigan.gov</a>	231-468-8616
Melinda Eberbach	MDNR PRD	<a href="mailto:Eberbachm@michigan.gov">Eberbachm@michigan.gov</a>	231-723-7422
Mark Tonello	MDNR Fisheries	<a href="mailto:tonellom@michigan.gov">tonellom@michigan.gov</a>	231-775-9727
Tim Schreiner	MDNR PRD	<a href="mailto:Schreinert@michigan.gov">Schreinert@michigan.gov</a>	231-590-6704
Brooke McTaggart	Consumers Energy	<a href="mailto:Brooke.mctaggert@cmsenergy.com">Brooke.mctaggert@cmsenergy.com</a>	231-779-5511
Richard Castle	Consumers Energy	<a href="mailto:Richard.castlejr@cmsenergy.com">Richard.castlejr@cmsenergy.com</a>	231-779-5507
Denny Douglas	Pine River T.U.	<a href="mailto:D2upnorth20@gmail.com">D2upnorth20@gmail.com</a>	231-779-4624
Rob Carson	Manistee County Planning	<a href="mailto:rcarson@manistee-countymi.gov">rcarson@manistee-countymi.gov</a>	231-398-3525
Terry Tatarchuk	Pine River Area Chapter of Trout Unlimited	<a href="mailto:ttatarchuk@gmail.com">ttatarchuk@gmail.com</a>	231-775-8436
Bryan Miller	MDNR PRD Tippy	<a href="mailto:millerb@michigan.gov">millerb@michigan.gov</a>	231-848-4880
Chris Riley	US Forest Service	<a href="mailto:Criley01@fs.fed.us">Criley01@fs.fed.us</a>	231-723-2211
Matt Lincoln	MDNR PRD	<a href="mailto:lincolnm@michigan.gov">lincolnm@michigan.gov</a>	517-373-8590
Glen Palmgren	DNR PRD	<a href="mailto:palmgreng@michigan.gov">palmgreng@michigan.gov</a>	517-373-7844
Debbie Jensen	DNR PRD	<a href="mailto:Jensend1@michigan.gov">Jensend1@michigan.gov</a>	517-335-4832





## Press Release

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FOR IMMEDIATE RELEASE

Jan. 30, 2014

Contact: Debbie Jensen 517-284-6105 or [Ed Golder](#), 517-284-5815

### **DNR seeks public input on new General Management Plan for Tippy Dam Recreation Area**

The Department of Natural Resources (DNR) recently announced it will host an open house on Monday, Feb. 10, inviting the public to provide input on a new General Management Plan for Tippy Dam Recreation Area in Manistee County. The open house is set for 6 to 8 p.m. at the Brethren High School Cafetorium, 4400 Highbridge Road, in Brethren.

The meeting will give the public an opportunity to review and comment on specific long-range planning recommendations for this park.

The General Management Plan for Tippy Dam Recreation Area defines a long-range management strategy that will assist the DNR Parks and Recreation Division in meeting its responsibilities to protect and preserve the site's natural and cultural resources, and provide access to land- and water-based public recreation and educational opportunities.

This 117-acre site, located at the Consumers Energy Dam on the Manistee River, is managed by the DNR Parks and Recreation Division under a lease agreement. The recreation area offers excellent fishing opportunities and provides boating access to the Manistee River and the Tippy Dam pond. The site also has a rustic campground and cabin, which are open year-round.

A link to the Tippy Dam Management Planning webpage and the draft plan can be found at [www.michigan.gov/tippydam](http://www.michigan.gov/tippydam).



Additional information on the DNR's General Management Plan process is available at [www.michigan.gov/parkmanagementplans](http://www.michigan.gov/parkmanagementplans).

Anyone seeking more information about this open house or the proposed plan, or needing accommodations to attend this open house, should contact Debbie Jensen, DNR park management plan administrator, at 517-284-6105 (TTY/TDD711 Michigan Relay Center for the hearing impaired) at least five business days before the open house.

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The Michigan Department of Natural Resources is committed to the conservation, protection, management, use and enjoyment of the state's natural and cultural resources for current and future generations. For more information, go to [www.michigan.gov/dnr](http://www.michigan.gov/dnr).

If you received this from a friend and would like to get emails on DNR topics that interest you, [please sign up](#).

For DNR-related questions, [contact us](#).

For suggestions on how the DNR can improve the emails you receive, please email [DNR-Bulletins@michigan.gov](mailto:DNR-Bulletins@michigan.gov).

*Learn to snowshoe or cross country ski at a state park near you. Visit [www.michigan.gov/dnrcalendar](http://www.michigan.gov/dnrcalendar) for event listings.*

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# **Tippy Dam Recreation Area Public Input Open House**

**Monday, February 10, 2014**

**6:00 – 8:00 p.m.**

## **AGENDA**

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1. Introductions
2. Brief Presentation of General Management Plan
  - o Plan Process
  - o Overview of Draft Plan
3. Questions and Answers
4. Open House
  - o You are invited to visit each of the map stations and talk to Planning Team members
  - o Post-it notes are available for you to add any comments you may have to the Draft Management Zone maps and/or Statements of Significance
  - o Sticky dots will be provided to prioritize the draft action items
  - o Complete the comment sheet to provide additional information
5. Group Discussion
  - o Share your ideas with the planning team and other stakeholders

Additional information may be viewed at:

**[www.michigan.gov/tippydam](http://www.michigan.gov/tippydam)**

**[www.michigan.gov/parkmanagementplans](http://www.michigan.gov/parkmanagementplans)**

Additional comments may be directed to:

**Debbie Jensen, Park Management Plan Administrator**

**[Jensend1@michigan.gov](mailto:Jensend1@michigan.gov)**

**517-284-6105**



## **Tippy Dam Recreation Area**

### **Public Open House comment sheet**

Name:

Organization:

1. Do you agree with the park Significance statements? Would you add or change anything to the statements?
  
  
  
  
  
  
  
  
  
  
2. Do you agree with the Draft Management zones? If not, what would you change?
  
  
  
  
  
  
  
  
  
  
3. Are there any additional actions you would like to propose?
  
  
  
  
  
  
  
  
  
  
4. Are there any proposed actions you don't think should be included? If so, please explain.
  
  
  
  
  
  
  
  
  
  
5. Other Comments:



## **Tippy Dam Recreation Area Public Input Open House Comments**

Monday, February 10, 2014, 6:00 – 8:00 p.m.  
Brethren High School

### **General Discussion**

- **Can we lower the water level to clean up down river?**  
Answer from Consumers Energy – Consumers operates under a license from the Federal Energy Regulatory Committee which dictates how the dam is operated. Tippy Dam is operated at the run of the river flow.
- **More educational resources to bring kids to the dam. Very few children know about the dam or its unique features. (High School Principal)**
- **How did the bubbler system perform?**  
Answer from DNR Fisheries Division –The DNR is seeing positive results of the system cooling the river in the summer and it is meeting expectations.

### **Written Comments**

1. Park Significance Statements
  - **Manistee River has a remnant stock of Lake Sturgeon, which is significant to the area**
2. Draft Management Zones
  - **Consider expanding the Developed Recreation zone east and south to the boundary of the Federal land to allow for campground expansion and trail linkage.**
3. Additional Action Items
  - **Control poison ivy on rocks beside river (and at Sawdust Hole)**
  - **Make local referrals when campsite is full (R & J Resort)**
  - **Native species work**
  - **Would like to see handicap parking at boat ramp above the dam**
  - **Relocate River Road along northern boundary**
4. Are there any proposed actions you don't think should be included?
  - **No comments**
5. Other Comments
  - **Keep campground rustic but with updated facilities – bathrooms/water**



Attendees were asked to put green dots on action items they strongly agree with.

Draft Action Goal	Target Date	Public Input Results
<b>Natural Resources</b>		
Create a Stewardship Plan	1 year	
Implement Stewardship plan	on-going	1
Implement water based invasive species control (inc. sea lamprey, zebra mussel)	on-going	4
Implement land based invasive species control	on-going	6
Follow lease restrictions in regards to tree removal	on-going	
Continue to address erosion along the river bank	on-going	4
<b>Historic/Cultural Resources</b>		
Complete a cultural resources survey for interpretation, protection & preservation	5 years	
Review all proposed earthwork activities for potential impact on historic/cultural resources	on-going	
<b>Recreation Opportunities</b>		
Identify opportunities to improve connectivity beyond the park boundaries	2 years	1
Identify opportunities to support floating activities (water trails)	2 years	
Balance users to accommodate the best uses of the site	on-going	
Identify and evaluate ecotourism opportunities	On-going	1
<b>Education/Interpretation Opportunities</b>		
Develop specific interpretation and education opportunities	On-going	2
Develop & install kiosks & displays appropriate to the zone, & incorporate new technology for interpretation	5 years	1
Develop education material to discourage illegal fishing activities	1 year	5
Continue to provide recreation programs and events that promote angler recruitment and retention	on-going	3



Management Focus		
Enter into new lease agreement with Consumers Energy with a longer term lease instead of a year to year extension. (in effect after 2015)	2 years	1
Continue to work with Consumers Energy to ensure management and site development is consistent with agreement and FERC regulations	on-going	
Review and update Wildfire and Emergency Plan	Annually	1
Explore and develop revenue generating opportunities that are sustainable	on-going	
Promote volunteer partnerships to meet resource goals	on-going	4
Work in cooperation with Marketing & Outreach to develop specific marketing goals	on-going	
Continue to address user conflicts and illegal activity	on-going	5
Development		
Identify, evaluate and implement opportunities for alternative overnight accommodation	on-going	2
Identify suitable locations for development of scenic overlooks on the dam pond and river	2 years	1
Separate campground road and county road and relocate contact station to improve campground security	5 years	2
Evaluate the needs and feasibility of expanding the campground	5 years	1
Continue to pursue the installation of a boatwash in partnership with USFWS (portable / seasonal)	On-going	1
Develop modern restrooms in the campground (seasonal)	5-10 years	15
Identify the need for additional lighting in the day-use area for safety and security	2 years	3
Improve and expand fish cleaning station	5-10 years	2



**TIPPY DAM GENERAL MANAGEMENT PLAN  
PUBLIC INPUT OPEN HOUSE February 10, 2014**

Name	Organization/ Interest	Address	Email
Melinda Eberbach	DNR	2850 TROCA	eberbach@michigan.gov
Debbie Jensen	DNR	CH	Jensend1@michigan.gov
Kevin Perry	DNR/Personal	Horton MI	K_Perry88@ATT.net
Denny Douglas	PINE RIVER AREA T.U.	Cadillac	ddupnorth20@gmail.com
John Zakrzak	PINE RIVER AREA T.U.	Cadillac	juzak@att.net
MARK TONELLO	DNIR	"	tonellom@michigan.gov
Rich Castle	Consumers Energy	330 Chestnut St Cadillac	richard.castlejr@consumersenergy.com
Brooke McTaggart	Consumers Energy	330 Chestnut St Cadillac	brooke.mctaggart@consumersenergy.com
Dennis L. Wheeler	Big Bear Sportsmans	4602 Siskinnet	Wheelerd5353PGmail.com
BRYAN MILLER	DNR Tippy Dam Rez	1520 Pilling Rd 49619	millerb@michigan.gov
Steven Converse	DNR LED		Converses@michigan.gov
Vicky Turner <sup>B&amp;B</sup> Resort	DNR Tippy Dam	3070 Keith R	Reservations@rnrjresort
Aer & Julie FRALY	Tippy Dam	14715 Walto St Kaleva	
Jerry Self	TIPPY DAM	644 TIPPY DAM RD	Jerry Self 45 @ Yahoo.com
Thoy Rife	DNIR	Cadillac CSC	rife.t@michigan.gov
Cory Jerome	Citizen	6558 High Bridge Rd Benton, MI	jerome-cory@hotmail.com
Jim Wojos	Tippy Dam	23325 N. Coates Hwy	jimwojos@yahoo.com
Chris Ruoster	DNR on M-S.com	16565 6th St. WELLSTON 49689	Jim_Ruoster@hotmail.com
Wayne Andersen	citizen	6161 N Dennis Ludington	andersenwayne@gmail.com



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# Appendix C – Planning Team Meeting Summary

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Throughout the General Management Plan planning process the Planning Team held a series of meetings which were critical to the development of the plan. These included both on site meetings and on-line/conference call meetings as outlined below:

- **Start-up Meeting, January 15, 2013** – the full planning team were given an introduction to the General Management Plan process. All items pertaining to the site were reviewed in detail. Melinda Eberbach presented an overview of the park facilities and management issues.
- **Team Meeting #2, March 20, 2013** – The planning team brainstormed to develop the Park Significance Statements. The team was then divided into two groups to draft management zones for the site. The two plans were reviewed and a consensus reached. Additionally, the participants began to brainstorm 10-year action goals for the park and reviewed the draft on-line survey.
- **Team Meeting #3, June 17, 2013** – This Go-To meeting reviewed the Purpose and Significance Statements, the draft Management Zone plan and the draft Action Goals. The preliminary results from the on-line survey were also reviewed. The stakeholder list was finalized and planning for the stakeholder meeting began.
- **Team Meeting #4, July 15, 2013** – At this meeting all of the material to be presented at the stakeholder meeting was reviewed and revised. Results of the online survey were discussed and the survey was closed.
- **Team Meeting #5, October 9, 2013** – The purpose of the meeting was to review the comments received at the Stakeholder Meeting held on September 16<sup>th</sup> and to make any revisions to the plan before public review.
- **Team Meeting #6, April 23, 2014** – At this meeting the planning team reviewed the comments received at the Public Input Open House and finalized the plan for approval.



# **TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN**

## **START-UP MEETING Tuesday, January 15 2013 Tippy Dam Recreation Area**

**Attendees:** See attached sheet

### **Review of Planning Process**

Debbie Jensen presented a power point that gave an overview of the General Management Plan process, including:

- Mission and priorities of the DNR and the PRD
- Purpose and Significance Statements for the park
- Management zones definitions which take into account resource condition, visitor experience and level of development
- Photographs of the key areas and activities at the site

### **Review of Land Issues**

#### Consumers Energy Lease Agreement

Brooke provided information on the lease agreement with Consumers.

- 15 year lease which expires in 2015.
- Under the lease agreement, all development proposals must be approved by Consumers.
- FERC license for Tippy Dam is up for renewal in 2034.
- Consumers Energy has a Land Management Plan for the Site and a Natural Resource Plan
- Overhead line owned by METC – clear zone for development
- Dam is an in/out system with fluctuations in water level between 1/10 and 2/10 of a foot.

#### Wetlands or other Designations

Lisa reported that there is an area of Scrub-shrub wetland along the riverbank in the northwest of the park.

Threatened and endangered species include the Indiana Bat and Red Hawk.

Approx. 20,000 bats are known to hibernate in the dam; the largest hibernaculum known in the Lower Peninsula. This is also the most northerly location known for the Indiana Bat. Restrictions due to the presence of the bat include limits on the cutting of trees. Consumers has an interpretive panel on the bats.

#### Stewardship Plan

Status not known – ask Ray Fahlsing.

#### Park Agreements and Use Permits

There are some agreements with commercial fishing guides.  
No agreements in place for commercial livery use.



## **Cultural Resources Review**

- Archeological sites are recorded on the property.
- More survey work is needed to locate the sites for protection.
- Other than in general terms, not good for interpretive opportunities.
- Development requiring earth movement needs to be reviewed to protect archeological resources.

## **Fishing**

- Manistee is the most heavily fished river in the State, mostly at Tippy Dam.
- Fishing includes: steelhead (spring and late fall), Chinook salmon (fall), trout (summer) with occasional walleye and small-mouth bass.
- Dam pond also offers good fishing and is largely undeveloped. Species include walleye (stocked) northern pike, black crappie and rainbow trout.
- Fishing surveys are available from 2003 and 2011
- Split-rail fence and walkways direct pedestrian traffic. More infra-structure improvements and maintenance is needed for the angler path downstream.
- Anglers come from all over the USA and other countries
- Problems revolve around snagging of salmon in the fall.

## **Law Enforcement**

- Public safety is a concern due to the remote nature of the site and lack of officers, especially after midnight (only 1 County officer on duty, no State)
- Fights, anti-social behavior, alcohol use and litter are issues, especially in Sept./Oct. Not a family friendly environment during this time.
- Increased lighting is desired along riverfront for safety.
- Alcohol restrictions were discussed by the Park Management team

## **Forest Resources**

- Oak is the dominant species (red, black and some pin oak). High recreational use can result in Oak Wilt.
- Emerald Ash Borer is also an issue
- Fire Plan – park is within the USFS Protection Area
- Any forest management on the site has to be approved by Consumers

## **Education and Outreach**

Ed Shaw runs several program and outreach opportunities at the park including:

- Spring steelhead clinics
- Salmon fishing clinics
- Geocaching

Potential for snow shoeing and cross-country skiing and also canoe/kayaking (issue with use of federal launch downstream)

Primary focus is to get people involved in hunting, fishing and the outdoors and to boost passport sales

- Consider opportunities for selling fishing licenses at the park.
- Look for additional interpretive and education opportunities.

## **Wildlife (Steve Griffiths)**

- bear population is growing in the area
- Some deer hunting occurs on the north side of River Road
- Limited duck hunting on the pond.



## **Overview of Park Facilities (Melinda)**

### Camping and Day-use

- 3-4 weeks in the spring and fall with very heavy day-use
- Summer use increasing with popularity of canoeing/kayaking and the cabin
- Facilities at campground include 2 pit toilets, hand pump water, no electric
- Cabin is rustic with solar power but no cooking in the cabin
- Open year round – unique
- Site used for mushrooming and camping for snowmobile use
- Hunting opportunities in National Forest

### Primary Needs/Management Issues

- Staffed year round. Ploughed for access to the river.
- High demands on staff during busy periods

### Other Opportunities

- Steve suggested a footbridge to link the north and south sides of the river
- Improvements within the last five years include new office/storage building, improvements to stairs at riverfront, launch ramp improvements, cabin.
- USFS looking at possibility of funding a boat wash on the site
- More cabins
- Trail expansion
- Long distance trails in the vicinity include the Big M mountain bike trail and the North Country Trail

## **Stakeholder List**

Manistee County  
Explore the Shores - Laura  
Wellson Tourist Association  
Manistee Chamber of Commerce  
Village of Brethren  
Dickson Township  
Little River Band  
Manistee County Sport Fishing  
Pine River Audubon  
Conservation Resource Alliance  
USFS – Bob Stuber, Manistee  
North Country Trail Association – Todd Neiss, Spirit of the Woods Chapter  
Manistee/Benzie snowmobile group?  
Big Bear Sportsmans Club – Dave Samsal

## **Next Meeting**

Wednesday February 20<sup>th</sup> at Carl T. Johnson Center, Cadillac

## **Action Items**

- Melinda to follow up on development of official park map (from last meeting)
- Consumers Energy to provide relevant information from the Land Management Plan and Natural Resources Plan for reference
- Debbie to provide preliminary stakeholder list for review
- Review status of Stewardship Plan



# **TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN**

## **TEAM MEETING #2 Wednesday, March 20, 2013 Carl T. Johnson Center**

**Attendees:** See attached

### **Minutes from last meeting**

- Stewardship Plan – Nothing to date, but could be done in conjunction with this plan.
- Park Map – Site brochure/map has been produced by Outreach (Curtis/Jolene Priest) and was circulated.
- Consumers Energy additional information
  - o Transmission line: METC owns the line, Consumers owns land, 72 feet wide easement. Any improvement in this area needs METC approval.
  - o Lease: 15 yr. lease expiring in 2015, with a year to year extension. Can be cancelled in writing by either party with 12 months' notice. After 2034 new FERC license needed in order to extend lease.
    - Dan felt the DNR would want more than a year to year agreement and this should be addressed with Paul Y.
  - o Indiana Bat Plan specifies no tree cutting between May 1<sup>st</sup> and October 1<sup>st</sup>. If we do cut, maintain 5% forested land as deciduous and recommended density of 0.4 acres of dead or dying trees. Tippy Dam is the only dam in Consumers ownership that has Indiana Bat habitat due to its design.
  - o Bald Eagles – no known nests in the immediate area, but the area is close to potential habitat. Consumers needs to review any recreation expansions to make sure bald eagles are not impacted.
  - o Last timber cut was in 1953 and one in 1960. Nothing recorded after that.
  - o Buffer zone of 100 feet around reservoir to protect from development. Any future improvement or development would need approval from Consumers and FERC. It was noted that there are existing stairs off of site 37 in the campground, along with a small dock used by campers.
  - o Cultural resource review is required for any improvements that involve excavation in the park.
- Below the lower boat ramp, the river is designated as a Wild and Scenic River through the National Forest Service. Guidelines can only be enforced on US land, but should be considered.
  - o No camping within 200 feet of river
  - o Vegetation intact to prevent erosion.
  - o Manistee River is NOT designated a Natural River under the State program in the Tippy Dam area.

### **Supporting Analysis**

- Glen to verify wildlife list in supporting analysis. No bald eagles onsite, but they are in the area



### **Management Planning Process**

- Consolidated from 2 phase to 1 called the “General Management Plan”
- Only 1 stakeholder meeting and 1 public input meeting instead of 2
- Debbie presented a PowerPoint reviewing the Management Planning Process.
- All current DNR plans and goals should be considered:
  - o DNR mission statement
  - o Blue Ribbon Panel recommendations
  - o SCORP
  - o Scorecard Performance Goals
  - o DNR Priorities

### **Purpose Statement Consensus**

- Reasons why the park was identified as part of the State Park system
  - o Why did we start management of it in 1971?
    - Salmon runs happening, Fish and Wildlife service eliminating sea lamprey allowed them to plant salmon and steelhead in the river which created a huge fishing swell.
    - Activities that were occurring were typical of a recreation area. (fishing, camping, boating access)
    - Dan to look into records to see what lead to the DNR taking over management in 1971.

### **Significance Statement**

- Captures the essence of the park's importance to help establish an identity for the park.
  - o World Class River Fishing and pond fishing (world record for walleye) - largest salmon and steelhead runs in the Midwest (Mark)
    - Intensity of use and visitation for the park – seasonal intensity
    - Over 50,000 day use visitors per year on an 80 acre site
    - First steelhead and salmon clinics offered by DNR
    - Accessible fishing pier
  - o Dam history, one of the oldest dams in the state - 1918 (Richard)
    - Location – river/pond
  - o Cooperation between Consumers and DNR (Troy)
    - DNR manages land owned by Consumer's energy since 1971
    - Operations and maintenance funding from Consumers?
  - o River – National Wild and Scenic River (Debbie)
    - Definition (recreation river, lack of development to the mouth)
    - 2 Boating Access Sites, pond and river
    - Canoes, kayaks, fishing boats
  - o Proximity to Huron Manistee National Forest (Debbie)
    - Good stopping point for North Country Trail users (camping)
    - Hunting opportunities in the National Forest
  - o Year round camping (Melinda/Bryan)
    - 38 rustic sites, 1 cabin solar powered
    - Provides camping for kayakers, canoers and fishermen.
  - o Wildlife habitat (Glen)
    - Indiana Bat – unique design of the dam, northernmost point.
    - Largest hibernacula for bat habitat in lower peninsula
    - Birding (tied to kayaking and canoeing)
    - Wood turtle?



**Management Zones**

Team was divided into 2 groups to determine management zones.

Zones considered included:

Visitor Services

Developed Recreation

Natural Resource Recreation

Scenic Overlay (river bluff, 100' buffer around pond)

Backcountry

The two plans were reviewed and a consensus reached.

**Review of Public Input Survey**

- The draft survey was reviewed and minor changes were made.

**Possible Site Improvement actions discussed:**

- Cabins on river bluff (modern?)
- Scenic overlooks on pond/river
- Separation of campground road and county road
- Relocation of contact station
- Campground expansion
- Footbridge over river

**Action Items**

- Melinda to send Debbie a PDF file of the map
- Paul Yauk to review lease agreement and advise on the need for an amendment
- Dan to look into records to see what lead to DNR taking over management in 1971
- Identified responsible person to provide Significance Statement(s) to Debbie for their area of expertise
- Potential action items will be solicited from the team prior to the next meeting
- Debbie to schedule next meeting and Stakeholder input meeting



# TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN



## PLANNING TEAM MEETING #2

Division	Section/ Unit	Title	Name	Location	Phone No.	Email
PRD	Planning	Management Plan Administrator	Debbie Jensen	Lansing	517-335-4832	<a href="mailto:JensenD1@michigan.gov">JensenD1@michigan.gov</a>
PRD	Planning	Planning Analyst	Matt Lincoln	Lansing	517-373-8590	<a href="mailto:LincolnM@michigan.gov">LincolnM@michigan.gov</a>
PRD	Operations	Unit Supervisor	Melinda Eberbach	Orchard Beach	231-723-7422	<a href="mailto:EberbachM@michigan.gov">EberbachM@michigan.gov</a>
PRD	Operations	Ranger	Bryan Miller	Tippy Dam	231-848-4880	<a href="mailto:MillerB@michigan.gov">MillerB@michigan.gov</a>
PRD	Operations	District Supervisor	Dan Mullen	Cadillac	231-775-9727 Ext. 6011	<a href="mailto:MullenD@michigan.gov">MullenD@michigan.gov</a>
PRD	Operations	District Planner	Troy Rife	Cadillac	231-775-9727 Ext. 6012	<a href="mailto:RifeT@michigan.gov">RifeT@michigan.gov</a>
PRD	Stewardship	Resource Specialist	Glenn Palmgren	Lansing	517- 373-7844	<a href="mailto:PalmgrenG@michigan.gov">PalmgrenG@michigan.gov</a>
PRD	Stewardship	Cultural Resource Analyst	Lisa Gamero	Lansing	517- 241-4789	<a href="mailto:GameroL@michigan.gov">GameroL@michigan.gov</a>
FD (Fisheries)	Central Lake Michigan	Fisheries Biologist	Mark Tonello	Cadillac	231- 775-9727 Ext. 6071	<a href="mailto:TonelloM@michigan.gov">TonelloM@michigan.gov</a>
LED (Law)		Conservation Officer	Steve Converse	Manistee	231-631-5557	<a href="mailto:ConverseS@michigan.gov">ConverseS@michigan.gov</a>
OEO (Education)	Marketing & Outreach	Park Interpreter	Ed Shaw	Carl T. Johnson	231-779-1321	<a href="mailto:ShawE@michigan.gov">ShawE@michigan.gov</a>
WD (Wildlife)	Field Resource Management	Wildlife Habitat Biologist	Steve Griffiths	Traverse City	231-922-5280 Ext. 6831	<a href="mailto:GriffithS1@michigan.gov">GriffithS1@michigan.gov</a>
* Consumers Energy	Consumers Energy Lease Administrator		Brooke McTaggart	Cadillac	231-779-5511	<a href="mailto:Brooke.Mctaggart@cmsenergy.com">Brooke.Mctaggart@cmsenergy.com</a>
* Consumers Energy	Consumers Energy N.R. Manager		Richard Castle	Cadillac	231-779-5507	<a href="mailto:rdcastle@cmsenergy.com">rdcastle@cmsenergy.com</a>



# **TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN**

## **TEAM MEETING #3 Monday, June 17, 2013 Go-To Meeting**

**Attendees:** Debbie Jensen, Melinda Eberbach, Bryan Miller, Dan Mullen, Troy Rife, Glen Palmgren, Mark Tonello, Ed Shaw, Brooke McTaggart

### **Minutes from last meeting**

- Minutes from the last meeting were reviewed. No comments were made.

### **Review of Purpose and Significance Statements**

- No changes were made to the Park Purpose
- Some minor revisions and corrections were made to the Significance Statements

### **Review of Draft Management Zones**

- The draft management zone plan was reviewed and discussed.
- Debbie suggested that the backcountry zone maybe too restrictive and is not necessary based on the natural resources (north of River Road). Dan felt that the zoning in this area was appropriate.
- Zoning under the scenic overlay along the river bank is Natural Resource Recreation to reflect the higher level of use.
- No changes were made to the zoning map. It was agreed that this could be posted on the website if sufficient zone descriptions were included.

### **Review of Public Input Survey Responses**

- The preliminary survey results were reviewed.
- Debbie noted that she had received several calls as a result of the cards that are being handed out on site.
- The survey will remain open until at least July 14<sup>th</sup> – at this time it will be reviewed to see if additional time would be beneficial.
- One of the common themes was illegal fishing/law enforcement. Melinda noted that there will be 2 COs working 2 shifts on Friday and Saturday this fall.

### **Review of Draft Action Goals:**

- The lease from Consumers Energy was discussed. It has been revised to reflect the correct acreage. Brooke was not aware of any problems relating to renewing the lease. The Action Item to extend the lease will remain.
- Troy requested that the numbers be removed.
- Only the Action Goals were considered at this time, not the target date of program input/responsible position columns.
- Some goals were deleted/edited



- It was noted that there is an informal walk to suicide bend from the park but no direct connection to the North Country Trail
- Additional goals were added, primarily related to park development.
- Additional program/event opportunities were discussed, including a mobile tack shack and rod-building class.

**Finalize Stakeholder List:**

- The stakeholder list was reviewed and some changes made.
- It was suggested that the USFS Crittenden Room in Wellston maybe a good location for the stakeholder meeting.

**Action Items**

- Debbie to forward information regarding lease renewal issues to Brooke.
- Debbie to forward all of the survey comments to the team
- Issue Doodle Poll to team for suitable dates for the Stakeholder meeting.

***The next meeting was scheduled on Monday July 15<sup>th</sup> from 2-4pm.***





## **TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN**

### **GO-TO MEETING MINUTES Monday July 15, 2013, 2-4pm**

**Attendees:** Debbie Jensen, Bryan Miller, Tim Schreiner, Glenn Palmgren, Mark Tonello, Matt Lincoln

#### **Minutes from last meeting**

- Minutes from the last meeting were reviewed. One minor correction was made.

#### **Purpose and Significance Statements**

- The statements were reviewed and no changes made.

#### **Draft Management Zones**

- The draft management zone plan was reviewed and no changes were made
- Management zone descriptions were circulated prior to the meeting. Glenn made some suggested minor revisions via Email which will be incorporated.

#### **On-line public survey summary**

- An updated summary of the public survey was presented
- The survey will be closed out

#### **Review of Draft Action Items**

- The following revisions were made:
  - Natural Resources
    - Follow lease restrictions regarding tree removal
  - Recreation Opportunities
    - Change canoe/kayak to "Floating"
    - New Goal: Balance users to accommodate for the best uses
  - Management Focus
    - Change target date for new lease agreement to 2 years
  - Development
    - Two goals for identifying and implementing alternative overnight accommodation were combined
    - Scenic overlooks contingent upon Consumer's Energy review. (It was noted that there is an overlook at Suicide Bend)
    - Improve and expand fish cleaning station
    - Delete modern restrooms in day-use area (issues with high water table and location at the bottom of a hill)
    - New Goal: Improve and expand fish cleaning station
    - Modern restrooms in campground was discussed – modest building in line with user numbers, possibly combined with new contact station (look at Houghton Lake rustic campground). It was felt this would expand the appeal of the campground and fill a gap in the regional camping opportunities (semi-modern)





**Stakeholder meeting format discussion**

- It was determined that an afternoon meeting would be appropriate
- Date to be confirmed when all have completed the Doodle poll



# **TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN**

## **TEAM MEETING #5 Wednesday, October 9th, 2013 Go-To Meeting**

**Attendees:** Debbie Jensen, Tim Schreiner, Glen Palmgren, Matt Lincoln, Lisa Gamero, Mark Tonello, Brooke McTaggart

The purpose of the meeting was to review the comments received at the Stakeholder Meeting held on Monday, September 16<sup>th</sup>, 2013.

1. **Park Significance statements.** No comments were received: the statements will remain unchanged.
2. **Draft Management zones.** A discussion was held regarding the extension of the scenic overlay along the remainder of the river's edge. The consensus was that, despite heavier development, the views of the river and the dam would be taken into consideration in any future activity so the extension of the zone was appropriate.
3. **Additional action items**
  - *Allow a walkway across the dam (2 comments).* Brooke responded that due to Federal Energy Regulatory Commission (FERC) Dam Safety requirements and security concerns, a pedestrian walkway across Tippy dam is not a feasible option.
  - *Bat area further developed for education and tours.* Tim suggested that additional Rec 101 programming and events could be considered. Interpretation is provided on site by Consumers and several action goals address additional interpretation and programming opportunities.
  - *Connect park to North Country Trail via existing pathways to Sawdust Hole on USFS land.* Debbie will check with Bryan following his discussions with the USFS. If this is feasible, the Action Goal "Identify opportunities to improve connectivity beyond the park boundaries" will be strengthened to specifically include this.
  - *More cabins and restrooms in cabins.* Tim felt that the Goal to "Identify, evaluate and implement opportunities for alternative overnight accommodation" was appropriate at this time.
  - *Accessible overlooks.* The goal to "Identify suitable locations for development of scenic overlooks" covers this suggestion. Tim felt that adding the term "accessible" would be redundant since all new development will be accessible if at all possible.



**4. Are there any proposed actions you don't think should be included? If so, please explain.**

- *No Boat wash. Not the place for it given the limited no. of boats. It was noted that the effectiveness of a boat wash in reducing invasive species is limited and staffing is needed to encourage use. If an offer to install and manage a boat wash were received the DNR would consider it but since it is not a DNR priority at this time the action item was removed.*

**5. Other Comments:**

- *Need more waste cans*
- *Add 2 boardwalks and repair walkways along river bank*
- *Repair steps going down to the river (2 locations)*
- *Add used fishing line receptacles (plastic pipe like in Florida State Parks)*
- *Add more regulation signage between the lower boat launch and the dam spillway and at the north end of the property on the riverbank*

*These comments will be taken into consideration by park management but do not warrant new Action Items*

**6. Action Goal Priorities:**

The priorities were reviewed. Given the limited number of participants, and the fact that many of the Goals identified as priorities were "on-going", no changes were deemed necessary.

Planning will proceed for the Public Input Meeting, which will likely be held in January.



# **TIPPY DAM RECREATION AREA GENERAL MANAGEMENT PLAN**

## **TEAM MEETING #6 Wednesday, April 23, 2014 Go-To Meeting**

**Attendees:** Debbie Jensen, Melinda Eberbach, Bryan Miller, Mark Tonello, Ed Shaw, Kevin Perry, Brooke McTaggart

The purpose of the meeting was to review the comments received at the Public Meeting held on Monday, February 10<sup>th</sup>, 2014 and other comments received during the review period.

### **1. General Discussion**

Some corrections were made and additional information provided to the general discussion items in the public meeting summary.

Mark noted that there are also good biological reasons for not lowering the river levels (in addition to regulatory restrictions).

Ed commented that programs at the dam currently focus on fishing education. Melinda suggested additional outreach to the schools in the area to make sure students/parents are aware of the programs offered. Ed added that he would like to offer a wider range of interpretive programs if funding allowed.

Mark provided additional information on the bubbler system and the meeting notes were corrected. An aerator is installed in the deep, cool water above the dam which cools the water downstream of the dam in the summer.

### **2. Park Significance statements**

- *Manistee River has a remnant stock of Lake Sturgeon, which is significant to the area. It was determined that this did not need to be added to the Significance Statements (numbers are currently low) but should be discussed in the Supporting Analysis.*

### **3. Draft Management zones**

- *Consider expanding the Developed Recreation Zone east and south to the boundary of the Federal land to allow for campground expansion and trail linkage. After discussion it was determined that no change to the zoning was necessary.*

### **4. Additional action items**

- *Control poison ivy on rocks beside river (and at Sawdust Hole). Control beyond the high use areas (such as on campsites) is not practical. Additional education will be pursued.*
- *Make local referrals when campsite is full. This is currently done, although it must be fair and inclusive of all local offerings.*



- *Native species work.* Invasive species removal (garlic mustard) is currently undertaken with the help of volunteers.
- *Would like to see handicap parking at boat ramp above the dam.* This is already provided, signed and enforced.
- *Relocate River Road along northern boundary.* This was interpreted to mean along the boundary of the developed recreation zone and there is already an action item to cover this. Melinda agreed to contact the County to discuss this possibility.

## 5. Action Goal Priorities

The priorities were reviewed. The most popular Action Item is the development of modern restrooms in the campground. As this is a costly item, the timeframe of 5-10 years was felt to be realistic. No changes were made.

## 6. Phone Comments

Additional comments were received from members of the public who had reviewed the plan online but were unable to attend the public meeting

- *The swap meet is well attended – needs to be better publicized.* Melinda responded that these events are popular and will continue in the future as staffing allows.
- *Guests to the area want to be able to drive into the site to look at the dam: they should not have to pay for entry.* This is a DNR policy not unique to Tippy Dam, as was explained to the caller.
- *Metal stairs to river from lower parking area are a good improvement. Would like to see the same for the upper level stairs, which are wood and get very slippery.* Melinda responded that this is a necessary capital improvement project.

Debbie will compile the final report for the planning team to review and proceed with the DNR approval process.



Category \_\_\_\_\_

File # \_\_\_\_\_

Project # \_\_\_\_\_

Project \_\_\_\_\_

LEASE

This Lease, to be effective as of the 1st day of May, 2000, is made between CONSUMERS ENERGY COMPANY, a Michigan corporation, 212 West Michigan Avenue, Jackson, Michigan 49201, hereinafter referred to as "Lessor", and The Department of Natural Resources of the State of Michigan, Stevens T. Mason Building, Lansing, Michigan 48926, herein called "Lessee".

## WITNESSETH:

In consideration of the rent to be paid and the agreements to be performed by Lessee, as hereinafter set forth, Lessor hereby LETS and LEASES to Lessee, on the terms and conditions hereinafter set forth, the premises described in Exhibit 1 attached hereto (herein called the "Leased Premises"), which lie within the boundaries of the Tippy Project ("the Project"), a licensed Federal Energy Regulatory Commission (FERC) Project, Project No. 2580, for the following public recreational purpose(s), which are to be covered in the annual Operations Plan (Exhibit 2), as hereinafter provided for, using Attachments C through F, as appropriate:

☒ X Campground, in compliance with Attachment C

☐ Swimming, in compliance with Attachment D

☒ X Picnicking, in compliance with Attachment D

☒ X Boating Access, in compliance with Attachment E

☐ Marina, in compliance with Attachment F

☐ Other: \_\_\_\_\_, in compliance with Attachment \_\_\_\_\_

Lessee hereby hires the Leased Premises from Lessor for the term hereinafter specified and, as consideration therefor, agrees to pay rent as hereinafter specified and to perform the conditions hereinafter set forth.

The terms and conditions of this Lease are as follows:

## GENERAL TERMS

1. As rent for the Leased Premises, Lessee shall annually pay Lessor an amount based on an allocation of the annual expenses Lessor expects to incur in administering the various Leases, Licenses, and License Agreements that Lessor expects to have in place for its FERC-regulated hydro project lands. Initially, the amount to be paid shall be \$ 2,000.00 per year. The annual amount shall be revised in 2002 and each fifth year thereafter during the term of this Lease, based on projected data for the year of the revision. Lessor shall give Lessee written notice of such revisions at least 30 days before the revised amount goes into effect. Each year this lease is in effect, such rental amounts shall be deducted from the annual operation and maintenance support payment made by the Lessor to the Lessee pursuant to FERC License Article 412 for the Tippy Project. As additional rent, Lessee shall pay Lessor the amount of all taxes, assessments (general and special), and other public charges levied upon



or assessed against the Leased Premises or arising in respect to the occupancy, use, or possession of the Leased Premises that are assessed and are or become a lien on the Leased Premises during each year that this Lease is in effect, unless the Leased Premises are 1 acre or less, such amount being payable annually within 90 days after receipt by Lessee of an invoice therefor from Lessor. Lessor may, at Lessor's discretion, impose a late payment penalty of 1-1/2 percent per month on any unpaid past due rent. The total amount of rent Lessor collects for all hydro land Leases, Licenses, and License Agreements shall not exceed Lessor's costs attributable to those lands and to the administration of those Leases, Licenses, and License Agreements.

2. The term of this Lease shall be for 15 years, commencing on the effective date set forth above, and shall automatically be extended from year to year thereafter until terminated as hereinafter set forth. Either Lessor or Lessee may terminate this Lease at any time by giving the other a 12-month written notice of such termination. Notwithstanding the foregoing, the term of this Lease shall automatically terminate upon the expiration of Lessor's FERC Hydro Project License granted on July 15, 1994 (which is to expire on June 30, 2034) or any subsequent annual Hydro Project License, whichever is later; provided, however, that on or before such expiration, the parties may extend the term of this Lease for up to an additional 12 months by executing a written instrument to that effect, which extension shall be conditioned upon Lessor's acquisition of a new FERC Hydro Project License.

#### FINANCIAL MATTERS; RECORD KEEPING

3. Lessee agrees to spend an amount that equals or exceeds all money received from its operations on the Leased Premises, and shall be spent for the operation, maintenance, and improvement of the Leased Premises.

4. Lessee shall keep a complete and accurate account of records and books and of all receipts and expenditures concerning its operations on the Leased Premises. Lessee's standard financial records shall be made available to Lessor or Lessor's agents, on mutually agreeable terms, for the purpose of inspecting, auditing, verifying, or copying the same or making extracts therefrom. Lessee shall retain all such books and records in a manner consistent with the requirements of the Auditor General of the State of Michigan.

5. All financial transactions shall be recorded and all financial statements shall be prepared in accordance with generally accepted accounting principles. Notwithstanding the foregoing, minimum acceptable accounting practices shall include: (A) systematic internal controls and recording by kind of business and gross receipts derived from all sources of business revenue and income conducted on the Leased Premises; (B) daily recording of receipts and, if possible, deposit into a bank account without reduction by disbursements; (C) support of receipt entries by source documents such as cash-register tapes, sales invoices, rental records, and cash accounts from other sources; (D) recording of all disbursements, including capital items.

6. On or before December 1 of each year of this Lease, Lessee shall provide to Lessor a financial statement of its operations on the Leased Premises, showing all receipts and expenditures concerning such operations. All financial statements shall be consistent with the standards and practices of the Auditor General of the State of Michigan.

7. Lessee shall promptly inform Lessor of its receipt of any extraordinary income or revenue (such as grant monies).



8. Lessee shall keep complete and accurate written records regarding the use of the Leased Premises by the public, including but not limited to: (A) the dates of operation of facilities during each year; (B) the number of daytime and overnight visits on an annual total and peak weekend average basis; and (C) the capacity factor and the period for which that capacity is calculated. Lessor may require Lessee to keep other types of records, based upon Lessor's need to report public use of Lessee's facilities to the FERC. By December 31 of each year during this Lease, Lessee shall send to Lessor such information from Lessee's records of public use such as Lessor may request.

#### OPEN AND EQUAL ACCESS; APPLICABLE LAWS

9. Lessee shall permit equal and unobstructed use of facilities at the Leased Premises to all members of the public without regard to race, color, sex, religious creed, or national origin; provided, however, that in case Lessee is a club or other organization that allows only its members to use the Leased Premises and improvements thereon, Lessee's obligation in this regard shall be to permit membership in such club or organization without regard to race, color, sex, religious creed, or national origin. Lessee shall display and maintain signs (to be furnished by Lessor) announcing this policy at public entrances to the Leased Premises.

10. Lessee shall comply with all applicable laws, rules, and regulations of the United States or its agencies, the State of Michigan, and of any other governmental body or agency having jurisdiction of the premises, including, without limitation, the Americans with Disabilities Act of 1990, 42 USC 12101 et seq, the Michigan Handicappers Civil Rights Act, MCL 37.1101 et seq; MSA 3.550(101), and the Campgrounds Owners' and Operators' Remedies Act, MCL 554.651 et seq; MSA 26.423(51) et seq.

#### HEALTH AND SAFETY AND ENVIRONMENTAL MATTERS

11. Lessee shall not use the Leased Premises so as to endanger health, create a nuisance, or otherwise be incompatible with overall recreational use of the Leased Premises, as set forth in 18 CFR § 2.7. Lessee's use of the Leased Premises shall not affect adversely the environmental qualities, including aesthetic values, of the area. During the construction, operation, and maintenance of improvements on the Leased Premises, Lessee shall protect the scenic, environmental, historical, and aesthetic values of the Leased Premises.

12. Lessee shall not prohibit or prevent the use of the Leased Premises for hunting or fishing by the public in accordance with the applicable laws and regulations of the State of Michigan, except as may be necessary for the protection of life, health, and property.

13. Lessee shall prohibit the operation of off-road recreation vehicles (ORVs) on the Leased Premises except, in case there is legal ORV access to the Leased Premises, during ingress to and egress from the Leased Premises.

14. Lessee shall not use the Leased Premises for any purpose that would create a fire hazard.

15. Lessee shall be responsible for policing the Leased Premises, for maintaining order thereon, and for protecting the Leased Premises. Lessee may adopt reasonable rules and regulations for the purposes of caring for and policing the Leased Premises, which rules shall be subject to Lessor's review and approval. Lessee shall establish and implement measures to discourage and prevent vandalism and disorderly conduct upon the Leased Premises and, when necessary, shall summon appropriate law enforcement officers. Lessee shall promptly send



Lessor a copy of all police reports involving incidents at the leased premises and reports of all other incidents considered to be of a serious nature by the facility manager.

16. Lessee shall not sell liquor or other intoxicating beverages on the Leased Premises.

17. During the term of this Lease, Lessee shall, at its sole expense, maintain and keep the Leased Premises and the improvements thereon in a proper and safe condition, which shall include, without limitation, such construction and repair of fences, buildings, and other structures on the Leased Premises as shall be necessary to keep the Leased Premises in a proper and safe condition.

18. Lessee shall maintain the Leased Premises to present a clean, neat, and orderly appearance and shall promptly dispose of trash and debris. Lessee shall dispose of refuse, including waste materials, garbage, and rubbish of all kinds, by removing such refuse to a licensed landfill facility; provided, however, that Lessee shall use available recycling facilities to the extent practicable. Lessee shall not burn, bury, or dump or allow others to burn, bury, or dump trash on the Leased Premises. Building materials, firewood, and other items shall be neatly stacked and unused machinery shall be properly stored. Lessee shall, without expense to Lessor, cut and remove from the Leased Premises all noxious weeds as are now required or may hereinafter be required to be cut by law.

19. No motor vehicles shall be stored on the Leased Premises, except those Lessee uses to operate or maintain the Leased Premises.

20. Lessee shall not keep or allow others to keep animals or fowl on the Leased Premises, except as approved by Lessor as part of Lessee's Operations Plan (required pursuant to this Lease).

21. Prior to commencing the uses authorized by this Lease, Lessee shall obtain all permits, licenses, or other authorizations required to conduct such operations. Lessee shall provide a copy of all permits, licenses, or other required authorizations, and any renewals thereof, to Lessor within 30 days of their issuance or renewal. Failure to secure such permits, licenses, or other required authorizations as herein required or to provide copies of such permits, licenses, or other required authorizations and the renewals thereof to Lessor shall be a breach of the conditions of this Lease. Without limiting the foregoing, Lessee shall operate and maintain all sanitation, food service, and water-supply methods, systems, practices, and facilities in compliance with the applicable standards of the state and local health department and the United States Public Health Service. Lessee shall submit to Lessor a copy of any permit Lessee obtains from any federal, state, or local governmental agency or body or of any inspection report or violation notice within 30 days of Lessee's receipt thereof. Further, Lessee shall annually secure any required certificate from the State Director of Public Health indicating Lessee's compliance with all rules and regulations of the Michigan Department of Public Health covering Lessee's actual and proposed operations on the Leased Premises. Lessee shall provide a copy of such certificate and any renewal thereof to Lessor within 30 days of its issuance or renewal. Failure to secure and provide copies of such certificate and the renewals thereof shall be a breach of the conditions of this Lease.

22. All electrical wiring shall be installed and maintained in strict compliance with the safety rules for electrical supply and communication lines set forth in the National Electric Safety Code and in all applicable local codes. Lessee shall promptly deliver to Lessor a certificate of the compliance of all wiring installed on the Leased Premises with said safety requirements.



23. Lessee shall at all times keep and maintain the Leased Premises in a clean and sanitary condition and shall take reasonable measures to prevent pollution or deterioration of lands or waters as a result of Lessee's use of and operations on the Leased Premises. In particular, Lessee shall comply with all applicable local, state, and federal requirements for pollution abatement. Without limiting the foregoing, Lessee shall not dispose or suffer to be disposed of any waste material whatsoever upon the Leased Premises and shall not store, use, or maintain, or suffer to be stored, used, or maintained, upon the Leased Premises any material that is or may be or become hazardous to human health or the environment or the storage, treatment, or disposal of which is regulated by any governmental authority. Lessee shall indemnify and save Lessor, its successors and assigns, harmless from all loss, liability, and expense as a result of any failure of Lessee, or its agents, contractors, employees, or invitees, to comply with the terms of this paragraph.

24. Lessee shall comply with Attachment G attached hereto with regard to underground storage tanks on the Leased Premises.

#### IMPROVEMENTS OR CHANGES TO LEASED PREMISES

25. Lessee shall not fence the Leased Premises or any part thereof without Lessor's written consent. Lessee may plant trees and shrubs on the Leased Premises only with Lessor's written approval.

26. The location, design, size, color, and content of all signs or advertising devices placed on the Leased Premises shall comply with Lessor's "Recreation Sign Plan".

27. Lessee shall not cut or remove any trees, brush, or other forest products from the Leased Premises without Lessor's written consent, except as provided for in the approved Operations Plan (see clause 38) Lessee shall pay for timber cut or destroyed by the Lessee or with the lessee's consent upon the Leased Premises as follows: a) the appraised value of all merchantable timber; and b) the current damage appraisal value of all young-growth timber below merchantable size.

28. Lessee shall not commence construction of any improvement on the Leased Premises or begin to reconstruct, or otherwise make major alterations to the Leased Premises without Lessor's written consent. Any alterations that involve a change from what is shown on any map or drawing included in lessor's FERC license for the project shall be considered to be a "major alteration." For non-emergency work, Lessee shall give Lessor advance written notice of Lessee's desire to perform any such construction, reconstruction, or alteration and shall submit to Lessor, for Lessor's approval, plans and specifications for such work. Lessee shall meet with Lessor's representatives regarding such work at such times as Lessor shall specify. In case of non-emergency work costing more than \$5,000.00, notice shall be given by Lessee at least 1 year prior to the date Lessee desires to commence any construction, reconstruction, or alteration of an improvement on the Leased Premises. Lessor shall have the right to withhold approval of any such construction, reconstruction, or alteration, in Lessor's sole discretion. Lessee may perform emergency work on the Leased Premises on the condition that Lessee gives Lessor as much advance notice of such work as is possible and, to the extent possible, gives Lessor an opportunity to review and approve Lessee's work plans and specifications prior to commencing such work.

29. Lessee shall not change the use of any portion of the Leased Premises or commence a new use of any portion of the Leased Premises without Lessor's written consent.



30. All work shall be performed in a good, safe, and workmanlike manner and in accordance with all valid laws, ordinances, regulations, and orders of all governmental agencies or entities. Lessee shall be responsible for obtaining any and all permits and approvals necessary for such work.

31. If archeological or historic remains are discovered in the course of performing work on the Leased Premises, Lessee shall immediately report such discovery to Lessor and stop such work until authorized by Lessor to proceed.

32. Lessee shall do nothing to cause the Leased Premises to be encumbered by any construction lien. If any such lien is filed against the Leased Premises for labor or materials furnished to Lessee, Lessee shall promptly discharge the same of record. Notice is hereby given that Lessor will not be liable for any labor or materials furnished to Lessee on credit and that no construction or other lien for any such labor or materials shall attach to or affect Lessor's reversionary or other estate or interest in and to the Leased Premises.

#### LESSOR-LESSEE RELATIONSHIP; FERC REGULATION

33. Lessor shall have the right to the unobstructed use of the Leased Premises at all times during the term of this Lease for any purpose in connection with or growing out of the conduct of its utility business, or the business of any affiliated utility, or for any purpose of Lessor's Hydro Project License.

34. This Lease is and shall continue to be subject to any order, regulation, or rule of the FERC that is now or hereafter in effect affecting the Leased Premises, including but not limited to the terms of any operational or management plan concerning the Project. Lessee waives and releases any claim or action at law or equity that it may have against Lessor as the result of Lessor's compliance with such order, rule, or regulation.

35. Lessee's advertisements, brochures, circulars, letterheads, and like written materials concerning use and management of the area and facilities on the Leased Premises shall contain the following statement: "This public recreation facility is part of a Consumers Energy Company hydroelectric project licensed by the Federal Energy Regulatory Commission. It is open to all members of the public without regard to race, color, religious creed, or national origin."

36. Lessee shall install and maintain signs on the Leased Premises as required by Lessor's "Recreation Sign Plan".

37. Lessee acknowledges that the water level of the river(s) located in the Project (including the Project Reservoir) is subject to rapid fluctuation. Lessee accepts the Leased Premises in their present condition and waives any claims that may arise against Lessor for loss or damage to Lessee's property or the property of Lessee's invitees or the public using the Leased Premises that results, directly or indirectly, from any fluctuation in the water level of said river(s) or that arises from a partial or total overflowing of the Leased Premises or drainage thereof resulting from the operation of 1 or more of Lessor's dams, located either upstream or downstream from the Leased Premises; provided, however, that such loss or damage shall not have been suffered solely by reason of the negligent or tortious maintenance or operation of such dams.



38. On or before March 1st, 2000, Lessee shall prepare and submit a proposed "Operations Plan" to Lessor. The Operations Plan shall encompass matters relevant to the administration, maintenance, and control of Lessee's operations on the Leased Premises, such as those listed in Exhibit 2 attached hereto and made a part hereof. Lessee's Operations Plan shall be subject to Lessor's review and approval. On or before March 1, 2001, and each subsequent year, Lessee shall prepare and submit an annual update letter notifying Lessor of any significant changes in the Operations Plan, except that, every fifth year (2005, 2010, 2015), Lessee shall prepare and submit a complete revision of the Operations Plan. Such annual updates and revisions shall be subject to Lessor's review and approval.

39. The provisions of Attachments A-1 and B-1 shall apply.

40. Lessee shall make the Leased Premises, including the improvements thereon, available for inspection by Lessor at all times. If, in the opinion of Lessor's inspector, Lessee is not complying with the terms of this Lease, such inspector shall provide written notice pursuant to clause 41 (B). However, if in the opinion of Lessor's inspector, such non-compliance presents an immediate threat to public health or safety or is contrary to any order or direction of the FERC, such inspector may suspend use or operation of any part or all of the Leased Premises until Lessee demonstrates such compliance to Lessor's satisfaction.

41. Lessor shall have a right to terminate this Lease and to repossess the Leased Premises and remove Lessee and every other occupant therefrom, if: (A) Lessee fails to pay rent or any other charge or sum due within 10 days after such rent or other charge or sum is due; or (B) Lessee fails to observe or perform any of the provisions of this Lease required to be observed or performed by Lessee (other than payment of rent or other charges or sums) within 30 days after Lessor gives Lessee written notice of such failure to observe or perform such provisions. Lessor may make its election to terminate known to Lessor by delivery of a notice of termination to Lessee. Such notice shall be immediately effective. Lessee waives all other notice in connection with such termination, including but not limited to notice of intent to terminate, demand for possession or payment and notice of re-entry. Upon such termination, all of Lessee's rights, title, and interests under this Lease shall be deemed forfeited and shall be of no further force or effect. Any such reentry and repossession shall not prejudice Lessor's right to avail itself of any and all other rights and remedies available under the law, and such reentry and repossession shall not be construed to represent an election of remedies. Any condoning, excusing, or overlooking of Lessee's failure to observe or perform the provisions of this Lease shall not operate to waive Lessor's rights hereunder concerning any continuing or subsequent failure of Lessee to observe or perform the conditions of this Lease. All of Lessor's rights and remedies shall be deemed to be cumulative and not alternative to other rights or remedies. Notwithstanding the foregoing, Lessor may (but shall not be obligated to), if Lessee fails to observe or perform any of the provisions of this Lease required to be observed or performed by Lessee, cure any such failure for Lessee's account and at Lessee's expense, in which event, the amount of any payments Lessor makes or expenses Lessor incurs for such purpose shall become due and payable by Lessee within 30 days after notice of such expenditure by Lessor. Any such expenditure shall not be deemed to waive or release or excuse Lessee's failure to observe or perform the provisions of this Lease or to waive Lessor's right to take such action as may be permissible under the terms of this Lease or under the law for such failure.

42. Lessee shall not assign this Lease or sublet or underlet the Leased Premises or any part thereof, without Lessor's prior written consent. Any assignment or subletting without Lessor's consent shall be void and not merely voidable. Lessor shall not be obligated to consent to any assignment or sublease. Any attempted transfer of the ownership of the improvements on the Leased Premises shall be void and not merely voidable.



43. Within 30 days following termination of this Lease, Lessee shall have the right to remove any structures, improvements, or other personal property that Lessee placed on the Leased Premises during the term of this Lease that were not paid for by the Lessor. Lessee shall have the burden of demonstrating, to Lessor's satisfaction, that any structures, improvements, and personal property that Lessee intends to remove from the Leased Premises were not paid for by the Lessor. Lessor may, at its option, deem any structure, improvement, or personal property that Lessee is permitted by this paragraph to remove but fails to remove from the Leased Premises to have been abandoned and to have become Lessor's property, and Lessor may, without liability therefor, remove and dispose of any or all of such property as it sees fit.

44. Whenever this Lease provides for notice of any kind, notice shall be given in person with receipt therefor or by registered mail. Either party may change the designated recipient of or address for such notice by giving the other party written notice of such change. Lessee shall promptly notify Lessor of any change in address. Each such notice shall be deemed to have been given when personally received by the designated recipient or when mailed, as evidenced by the receipt for said mailing.

Notice to Lessor shall be given to:

Director, Hydro Generation  
Consumers Energy Company  
330 Chestnut Street  
Cadillac, Michigan 49601  
Phone: (616) 779-5505  
FAX: (616) 779-1007

Notice to Lessee shall be given to:

Chief, Parks & Recreation  
Michigan Department of Natural Resources  
P.O. Box 30257  
Lansing, MI 48909  
Phone: (517) 335-4827  
Fax: (517) 373-4625



45. Lessee shall deliver documents or other items required by this Lease to be delivered to Lessor to the same person to whom notice to Lessor is required to be given (as provided above).

46. Pronouns and relative words shall be read as plural, feminine, or neuter, when appropriate.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease as of the day and year first above written.

LESSOR:  
CONSUMERS ENERGY COMPANY

By: James R. Bernier

APV'D AS TO FORM  
TDA

Its SR NATURAL RESOURCE MGR

LESSEE:  
MICHIGAN DEPARTMENT OF NATURAL RESOURCES

By: Rodney J. [Signature]

Its CHIEF, PARKS & RECREATION



## EXHIBIT 1

### Description of Leased Premises

Land in the Township of Dickson , County of Manistee , and State of Michigan described as:

#### SECTION 36, T22N, R14W

The Entire Government Lot 2, described as all that part of the East 1/2 of the East 1/2 of the North 3/4 of said Section 36, lying Northerly and Easterly of the East bank of the Manistee River;

#### SECTION 31, T22N, R13W

The Entire Government Lots 3 and 4, described as all that part of the Northwest 1/4 of said Section 31, lying above the waters of the Manistee River, as impounded by the Tippy Dam, including the island located common to the adjoining lines of the said Government Lots,

EXCEPT a parcel of land lying Southeasterly of the following described survey line, as determined by survey dated January 28, 1974, of MDNR Waterways Division:

Commencing at the West 1/4 corner of said Section 31, thence S 88° 01' 40" E 489.14 feet along the East and West 1/4 Section line of said Section, to the Point of Beginning of said survey line; thence N 38° 56' 12" E 272.77 feet to a point on the North end of the Tippy Dam dike; thence S 84° 02' 18" E to a fence along the Easterly side of said dike; thence Southeasterly along said fence, as shown on said MDNR survey, to the Northerly bank of the Manistee River;

ALSO, a parcel of land in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the said Section 31, described as follows: Beginning at the West 1/4 corner of said Section 31, thence S 00° 25' 16" E along the West line of Section 31, a distance of approximately 200 feet, to the Northerly bank of the Manistee River; thence Easterly along said Northerly bank (upstream) to a survey monument from said 1974 survey, thence N 38° 56' 12" E 158.56 feet to a point on the East and West 1/4 Section line of said Section; thence N 88° 01' 40" W 489.14 feet to the POB.

Containing 78.6 acres, more or less.



## EXHIBIT 2

### Operations Plan

Note: The following outline includes lists items that should be considered in preparing an Operations Plan. Items may be deleted from or added to the plan, as appropriate.

#### A. Facilities and Services

1. Description of Facilities
  - a. Map showing number and location of sites by type (seasonal vs. short term)
  - b. Toilet/Shower facilities
  - c. Road mileage (paved/unpaved)
  - d. Beach and playground facilities
  - e. Boat launches, docks
  - f. Store
  - g. Other, as appropriate
2. Description of Services
  - a. Total capacity - camping, swimming, boat launch
  - b. Firewood, special recreation services, etc.

#### B. Administration

1. Operations Personnel
  - a. Number of employees
  - b. Major responsibilities
  - c. Presence, appearance, and host ethic policies
2. General Operating Schedule
  - a. Pre-season period
  - b. Major-use period
  - c. Post-season period
3. Fee Schedule
  - a. List by type of service by operations period
  - b. Discounts for elderly and handicapped persons
  - c. Differential pricing
  - d. Length of stay policy for short term campers
4. Fee Administration
  - a. Collection point
  - b. Daily accounting procedures



5. Law Enforcement Plan
  - a. On-site capabilities
  - b. Sheriff's Department patrols and/or agreements
6. Reservation Policy
  - a. Reservation phone number
  - b. Number of sites available for reservation
7. After-Hours Operations
  - a. Availability of Lessee or representative
  - b. Gate policy
  - c. Provision for emergency exit
8. Area Control
  - a. Gate house
  - b. Patrol by Lessee
  - c. Other control measures
  - d. Pets and other animals
9. Health and Safety
  - a. Inspections - type and frequency (including natural hazards)
  - b. Winter safety plan
  - c. Boat safety
  - d. Control of use and storage of hazardous substances, etc.
  - e. Hazardous spill plan
  - f. Severe weather plan
  - g. Disaster emergency plans
  - h. Drinking water testing and submittal schedule
10. Contractor Arrangements
  - a. Delivery of firewood, etc.
  - b. Garbage pickup
  - c. Care and policing
11. Payments for Services
  - a. Utilities
  - b. Contracts
  - c. Subleases
12. Reports
  - a. Accidents
  - b. Damage to facilities
  - c. Financial statements
  - d. Public use reports
  - e. Financial audit report



13. Pre-Season and Post-Season Responsibilities
  - a. Start up
  - b. Securing facilities
14. ADA Compliance
  - a. Annual monitoring of facility accessibility
  - b. Annual plans for accessibility upgrades

C. Capital Improvements

1. CI Plans and Budget
2. Construction dates
3. Construction method
  - a. Contractor or on-site staff
  - b. Permits needed (MDNR, County Building, etc.)

D. Maintenance

1. Tools and Supplies Budget
2. Building Maintenance
  - a. Toilets/Restrooms/Shelters/Administrative Buildings
  - b. Minor repairs
  - c. Plumbing and painting
3. Camp Unit Maintenance
  - a. Tables (painting, repair, etc.)
  - b. Fireplaces/Grills
  - c. Water and Electric
4. Roads and Trails
  - a. Road grading and repair
  - b. Maintenance of culvert or other drainage structure
  - c. Control of vegetation
  - d. Grooming of trails
5. Vegetative Maintenance
  - a. Buffer zone compliance and planting plans
  - b. Hazard trees - pruning limbs, tree removal
  - c. Hazardous plant control
  - d. Use of herbicides
  - e. Shrub maintenance
  - f. Grass mowing
  - g. Leaf disposal; prevention of leaching



6. Signs and Bulletin Boards
  - a. Content - compliance with Lessor's Recreation Sign Plan
  - b. Location
  - c. Maintenance and replacement
7. Boat Docks and Boat Launches
  - a. Structural maintenance and repair
  - b. Marina permit requirements
  - c. Marine sewage disposal facility operation
  - d. Ramp and pier maintenance
  - e. Erosion control needs
8. Fish Cleaning Facilities
  - a. Location of any fish cleaning stations
  - b. Disposal of fish remains
9. Utilities
  - a. Electrical service
  - b. Water systems
  - c. Sewage disposal system
  - d. RV Holding Tank Disposal facilities
10. Vandalism
  - a. Prevention
  - b. Repair
11. Material Storage
  - a. Location
  - b. Type of facility
  - c. Prohibition on storage of hazardous substances, etc.
12. Underground Storage Tanks
  - a. Compliance with Attachment G to Lease

E. Care and Policing

1. Fire Control
2. Rules and Regulations
  - a. Posting
  - b. Enforcement
  - c. Provision of copy of rules to Lessor
  - d. Alcohol use management; alcohol-free family areas



3. Garbage Collection and Disposal
  - a. Containers - type and location
  - b. Plastic liners, sanitizing containers
  - c. Disposal contract
  - d. Pickup - times and frequency
  - e. Recycling
  - f. Insect control
4. Litter Control
  - a. Desired condition
  - b. Pickup - frequency
5. Restrooms
  - a. Desired condition
  - b. Cleaning standards
  - c. Cleaning frequency
  - d. Supplies
  - e. Insect control
  - f. Control of chemicals
6. Camp Units
  - a. Desired condition
  - b. Tables - cleaning
  - c. Fireplaces/Grills - cleaning
7. Swim Sites
  - a. Desired condition
  - b. Bottles and hazardous debris on beach
  - c. Grooming standards
  - d. Signs, markers, safety equipment
  - e. Swimming water quality tests



## ATTACHMENT A-1

### (Indemnity & Insurance Provisions - Governmental Entities)

Lessee shall indemnify and hold Lessor harmless from claims for injuries or damages to persons or property or both arising directly or indirectly out of Lessee's use of the Leased Premises, including but not limited to claims arising out of Lessee's negligence, Lessor's and Lessee's concurrent negligence, or any other person's negligence; provided, however, that Lessee's indemnification obligation does not extend beyond the limitations placed on a governmental body or employee to indemnify another pursuant to law and shall not abrogate or diminish Lessee's defense of governmental or sovereign immunity against any party, including Lessor; and it shall not include Lessor's sole negligence. Lessee, as a further inducement to Lessor to grant this Lease, hereby covenants and agrees that it will insert in all contracts, and require to be inserted in all subcontracts, at any time let in connection with any work to be done on the Leased Premises, the requirement that the contractor or subcontractor will, at all times during the exercise of the rights and privileges hereby granted, assume all liability for and protect, indemnify, and save Lessor, its successors and assigns, harmless from and against all action, claims, demands, judgments, losses, expenses of suits or actions and attorney fees, for any type of injury to or death of any person or persons and loss or damage to the property of any person or persons whomsoever, including the parties hereto and their agents, contractors, subcontractors, and employees, arising in connection with or as a direct or indirect result of the rights and privileges hereby granted. The provisions of this paragraph shall apply to each and every such injury, death, loss and damage, however caused, whether due, or claimed to be due, to Lessee's negligence, Lessor's negligence, the negligence of any such contractor or subcontractor, the negligence of both parties or the combined negligence of either or both of the parties hereto and any one or more of said contractors or subcontractors, the negligence of any other person, or otherwise; provided, however, said contractors and subcontractors shall not be required to indemnify Lessor for such injury, death, loss, or damage caused by Lessor's sole negligence.

As a further inducement to Lessor to grant this Lease, Lessee further covenants and agrees that it will require all contractors and subcontractors at any time employed in connection with any work to be done on the Leased Premises to maintain in full force and effect a policy of Comprehensive General Liability Insurance with a minimum combined bodily injury and property damage single limit of \$500,000.00, written so as to provide coverage for underground hazards. Said policy of insurance shall be written by an insurance company authorized to do business in the State of Michigan and shall name Consumers Energy Company as an additional insured. The policy shall describe the insured premises in the same manner as in the description of the Leased Premises in this Lease, including the entire grounds and all equipment used thereon and shall either include a Cross Liability Endorsement or shall not preclude recovery by a named insured as a result of the negligence of any other named insured under said policy.



## ATTACHMENT B-1

### (Environmental Indemnity - Governmental Entities)

In the event that Lessee's use of the Leased Premises at any time results in the presence on or under the Leased Premises (which shall include but not be limited to the groundwater underlying said land) of contaminants, hazardous waste, hazardous substances or constituents, or toxic substances, as defined in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USCA 9601 et seq; the Resource Conservation and Recovery Act (RCRA), 42 USCA 4251 et seq; the Toxic Substances Control Act (TSCA), 15 USCA 2601 et seq, the Michigan Natural Resources and Environmental Protection Act (NREPA), MCLA 324.101 et seq; or any other similar statutes, Lessee shall, at Lessee's sole cost and expense, promptly take all actions that are: 1) required by any federal, state, or local governmental agency or political subdivision, and 2) necessary to restore said land to the condition existing prior to the introduction of such contaminants, hazardous waste, hazardous substances or constituents, or toxic substances, notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies. The actions required by Lessee shall include, but not be limited to: a) the investigation of the environmental condition of said land, b) the preparation of any feasibility studies, reports, or remedial plans required by law or governmental policy, and c) the performance of cleanup, remediation, containment, operation, maintenance, monitoring, or restoration work, whether on or off said land. Lessee shall proceed continuously and diligently with such investigatory and remedial actions. Lessee shall promptly provide to Lessor copies of all test results and reports generated in connection with the above activities and of all reports submitted to any governmental entity.

Lessee shall indemnify, defend, and hold Lessor, its officers, employees, agents, affiliates, and parent corporation, harmless from and against any and all losses, liabilities, claims, damages, payments, actions, recoveries, settlements, judgments, orders, costs, expenses, attorney fees, penalties, fines, encumbrances, and liens arising out of: 1) the presence on or beneath the land described above and the groundwater underlying said land, of contaminants, hazardous waste, hazardous substances or constituents, or toxic substances, as defined in CERCLA, RCRA, TSCA, NREPA, or any other similar statutes, as a result of Lessee's exercise of the rights herein granted; 2) Lessee's violation or alleged violation of any federal, state, or local law related directly or indirectly to Lessee's exercise of the rights herein granted; or 3) Lessee's failure to comply with the terms and conditions of this Lease; provided, however, that Lessee's indemnification obligation pursuant to this paragraph shall not extend beyond the limitations placed on a governmental body or employee to indemnify another pursuant to law and shall not abrogate or diminish Lessee's defense of governmental or sovereign immunity against any party, including Lessor.



## ATTACHMENT C

### For Campgrounds

- \* Dates of operation
- \* Establishment of greenbelt area, where practical
- \* Dock sites (consolidation of existing multiple dock sites)
- \* Ban on operation of unlicensed vehicles
- \* Directional, informational and other signs
- \* Establishment of safety buoys in swimming areas



ATTACHMENT D

For Swimming Beach/Picnic Areas

- \* Establishment of safety buoys
- \* Review of public use fees
- \* Directional, informational and other signs
- \* Adequacy of entrance roads and parking



## ATTACHMENT E

### For Boating Access Sites

- \* Plan for entrance roads and parking areas
- \* Informational, directional and other signs
- \* Review of public use fees
- \* Adequacy of ramps, skid-piers
- \* Adequacy of sewage pump-out and disposal facilities





RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING

JUN 07 2013



KEITH CREAGH  
DIRECTOR

June 5, 2013

Ms. Brooke McTaggart, Administrator  
Consumers Energy Company  
330 Chestnut Street  
Cadillac, MI 49601

RE: Tippy Dam State Park  
Lease #2580-04  
First Amendment to Lease

Dear Ms. McTaggart,

Enclosed you will find an executed Lease Amendment which corrects the total acreage included in our Lease. As requested the document has been notarized and recorded with the Manistee County Register of Deeds.

If anything additional is required, please let me know.

Sincerely,

Brenda Mikula, Concession/Lease Manager  
DNR, Parks and Recreation Division  
(231) 597-0472 (231) 627-4366 (fax)

cc: Melinda Eberbach, Tippy Dam State Park





\* 2 0 1 3 R 0 0 3 3 3 4 3 \*

2013R003334

CORRECTIVE ACTION

NARY: PRZESINSKI - REG OF DEEDS  
FREE COUNTY, MICHIGAN  
RECORDED/SEALED ON  
5/1/2013 00:00:00PM

REC FEE: 20.00  
PAGES: 3

REGISTER OF DEEDS

2013 MAY 24 P 1:54

FIRST AMENDMENT TO LEASE

THIS AMENDMENT is made as of this 9<sup>th</sup> day of May, 2013, between CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201, hereafter called "Lessor" and THE DEPARTMENT of NATURAL RESOURCES of the STATE OF MICHIGAN, Stevens T. Mason Building, Lansing, MI 48926, hereafter called "Lessee".

WHEREAS, Lessor and Lessee entered into a certain lease dated May 1, 2000 (hereinafter "Lease") for certain described recreational purposes on certain land located in Manistee County.

WHEREAS, Lessor and Lessee desire to amend the Lease to replace Exhibit 1 in order to reflect the correct acreage total.

NOW, THEREFORE, Lessor and Lessee mutually agree that said Lease shall be amended as follows:

Exhibit 1 is replaced in its entirety by the attached Exhibit 1.

In all other respects, the Lease shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment as of the day and year first above written.

CONSUMERS ENERGY COMPANY

By: Richard D. Castle  
Richard D. Castle

Its: Natural Resource Manager

Date: 5/9/13

MICHIGAN DEPARTMENT OF NATURAL  
RESOURCES

By: Michael R. Oh

Its: Chief of Parks and Recreation

Date: 5/13/13

RECEIVED

MAY 30 2013

PARKS AND RECREATION



STATE OF MICHIGAN  
COUNTY OF WEXFORD

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2013 by Richard D. Castle,  
Natural Resource Manager of CONSUMERS ENERGY COMPANY, a Michigan corporation, on behalf of the  
corporation.



BROOKE MCTAGGART  
Notary Public, State of Michigan  
County of Wexford  
My Commission Expires Nov. 19, 2014  
Acting in the County of Wexford

Brooke McTaggart

Wexford Notary Public  
County, Michigan

Acting in Wexford County

My Commission Expires: 11-19-2014

STATE OF MICHIGAN  
COUNTY OF Ingham

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2013 by  
Ronald A. Olson, of MICHIGAN DEPARTMENT OF NATURAL RESOURCES.

THERESA L. JENSEN  
NOTARY PUBLIC-STATE OF MICHIGAN  
COUNTY OF MONTCALM  
My Commission Expires December 18, 2018  
Acting in the County of Ingham

Theresa L. Jensen Notary Public  
County, Michigan

Acting in Ingham County

My Commission Expires: 12-18-2018

MAY 30 2013

PARKS AND RECREATION



EXHIBIT 1

Description of Leased Premises

Land in the Township of Dickson, County of Manistee, and State of Michigan described as:

An area of land located in the Northeast 1/4 and Southeast 1/4 of Section 36, Township 22 North, Range 14 West, and in the Northwest 1/4 and Southwest 1/4 of Section 31, Township 22 North, Range 13 West, Dickson Township, Manistee County, Michigan, described as follows:

Section 36, T22N, R14W

All of Government Lot 2, described as all that part of the East 1/2 of the East 1/2 of the North 3/4 of said Section 36 lying Northerly and Easterly of the East bank of the Manistee River (15.0 acres, more or less).

Section 31, T22N, R13W

All of Government Lots 3 and 4, described as all that part of the Northwest 1/4 of said Section 31 lying above the waters of the Manistee River as impounded by the Tippy Dam (99.1 acres, more or less), including the island located common to the adjoining lines of the said Government lots (2.1 acres, more or less), EXCEPTING therefrom a parcel of land lying Southeasterly of the following described survey line, as determined by a survey dated January 28, 1974, by the MDNR Waterways Division described as:

Commencing at the West 1/4 corner of said Section 31, thence South 88° 01' 40" East along the East and West 1/4 line said section, 489.14 feet to the POINT of BEGINNING of said survey line; thence North 38° 56' 12" East 272.77 feet to a point on the North end of the Tippy Dam dike; thence South 84° 02' 18" East to a fence along the Easterly side of said dike; thence Southeasterly along said fence, as shown on said MDNR survey, to the Northerly bank of the Manistee River;

ALSO, a parcel of land in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 31, described as:

Beginning at the West 1/4 corner of said section; thence South 00° 25' 16" East, along the West line of said section, a distance of approximately 200 feet, to the Northerly bank of the Manistee River; thence Easterly, along said Northerly bank (upstream) to a survey monument from said 1974 survey; thence North 38° 56' 12" East 158.56 feet to a point on the East and West 1/4 line of said section; thence North 88° 01' 40" West 489.14 feet to the POINT of BEGINNING. (1.5 acres, more or less)

Total Lease Area = 117.7 acres, more or less.

MAY 30 2013

PARKS AND RECREATION