

News from Grayling MI.

Volume 2, Issue 5

Published Every Other Month By **Curt Jansen**

Sept. 9, 2008

THIS ISSUE HAS BEEN PURPOSELY DELAYED A WEEK IN ORDER TO BRING THE LATEST NEWS REGARDING THE THEME PARK AND THE RECENTLY COMPLETED CRAWFORD COUNTY TRAFFIC STUDY. BOTH OF THESE ITEMS WERE PRESENTED AT THE CRAWFORD COUNTY GOVERNMENTAL FORUM ON SEPT. 8, 2008. I HOPE YOU FIND THE CONTENT IS WORTH THE DELAY PLEASE DON'T FORGET WHO KEEPS TRACK OF THINGS FOR YOU WHEN YOU, OR SOMEONE YOU KNOW NEEDS REAL ESTATE SERVICES. PLEASE GIVE ME A CALL AND "EXPECT SERVICE AS USUAL". THANK YOU, CURT JANSEN

Traffic Dreams?

Caution:Contains Editorial Comment

It was my pleasure to attend the 3rd annual Crawford County Governmental Forum last night, what an eye opener. Two items were on the agenda. The first being the presentation of the **Grayling Area Traffic Study** by URS Corp. This study, two years in the making, presents the obvious in a 20 minute briefing. Grayling needs a full interchange with I-75; It's too complicated and costly to put it at the existing 1/2 interchange at the south end of town, so it will have to go at the North Down River Rd. location. This will require improvements to North Down River Rd including widening it to three lanes. The result includes the benefit of a second bypass to the city for I-75 traffic to get west bound on M-72 without going directly through town. The study also concludes that since we have trained (through numerous detours over the past five years) most of Oakland County to by-pass Grayling via Four Mile Rd/Military Rd/M-93, we should improve those roads too. And since the Theme Park is such a sure thing traffic generator, Four Mile, and it's interchange need major improvements.

The study did not address the planned reconstruction of the Business Loop (James St) in 2009. This seems odd since it will be the single biggest influence to the traffic flow through Grayling that you will see this decade. If you are not already aware, MDOT will convert the Business Loop to three lanes beginning at the former library to the intersection of M-72/M-93 at the Clark Station. This may create such a permanent diversion of traffic and money around the Four Mile/Military/M-93 bypass that the three lanes will be enough.

The point man for the **Theme Park** gave an update on his **dream** and answered questions. I have been perplexed for some time as to the lack of concern and planning for the energy needs of the project. I have asked several times if the developers contacted DTE Energy (Mich-Con) to see if they have the capacity to provide gas to such a large enterprise. The response this time was that in addition to the "Wind Generators" hidden in the trees, (continued on page2)



Crawford County Sales for January thru August 2007/2008

Excludes Non-MLS	Sales 2007/2008	Volume 2007/2008	Avg. Price 2007/2008	New listings 2007/2008
Residential	123/ 87	\$14,261,772/ \$10,497,352	\$115,949 / \$120,659	325/256
Vacant	36 / 26	\$1,372,850/ \$728,800	\$38,135/ \$28,030	88/ 75
Commercial	8 / 8	\$1,264,000 / \$968,900	\$158,000 / \$121,113	19 / 20

Helpful Hints From Curt Jansen

Licensed Builder, Heating Contractor,
Master Plumber, Boiler Installer,

Real Estate Agent

Sorry, no tips this issue, need the space for news.

(from page one) the Park has plans to partner with Waste Management to create a Refuse Gasi-fication plant that will provide additional energy. The developers believe this combination of on site energy sources will make the Park energy Self Sufficient. I for one, do not think this is even remotely possible. Those who do will also believe that you can get a 127 foot wide aircraft carrier through the 78 foot wide locks of the St. Lawrence Seaway.

The benefit of the proposed Theme Park for our community is highly debatable. But getting some of the hundreds of acres in Crawford County that the State has gained in the last twenty years, back in the private sector, and back on the tax rolls, may be a good thing. I hope they get the property from the State and produce something a fraction of the size of the grandiose plan. Some of the statements they have made make one question the credibility of the proposal.

Crawford County Trivia

Send the correct answer back on the form below and I'll send you an indoor/outdoor thermometer, like the one you used to have from Jansen's .

Can you name at least five private enterprises that operated on the Hanson Hills property in the 1970's?

Answer for last issue: Boats! Del Quay Dory's. They looked a little too much like Boston Whalers.

Featured Listing: Here is a sporting family dream. Snowmobile out your front door and hunt on your own property out the back. Charming 3 bedroom, 2 bath home on 10 acres of fabulous hardwoods. 30 x 52 pole barn and a 24 x 24 heated garage. Extensive decking; screened porch; covered deck; located on a quiet dead end county road just a few hundred feet from the snowmobile trail. Land Contract terms. 137,500 #5993



For a look at this or any other listing call
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My entry for Crawford County Trivia _____

Add this person to the mailing list Name _____

Address _____

Take me off the mailing list City, State, Zip _____