



Paul Pek <paul.pek.blb@gmail.com>

RE: [EXTERNAL]Bear Lake Property Frontage

1 message

VanBruggen, Thomas <VanBruggenTh@co.muskegon.mi.us>

Mon, Jun 8, 2026 at 3:19 PM

To: Paul Pek <paul.pek.blb@gmail.com>

Cc: Taylor Hobby <thobby@northmuskegon.org>

Certainly there may be options of various ways to "adjust" the scale based on differing amounts of frontage. I'm not an attorney, so I can't speak to how that could be either supported or challenged.

Let me know how the Board decides to proceed and we can facilitate a meeting to discuss pulling some data together for your use.

Thanks,

Thomas Van Bruggen, GISP, MCAO

GIS Administrator

Muskegon County GIS
Muskegon County DPW
1903 Marquette Ave, Suite A203
Muskegon, MI 49442

(231)724-4458

www.muskegoncountygis.org**From:** Paul Pek <paul.pek.blb@gmail.com>**Sent:** Monday, June 8, 2026 2:51 PM**To:** VanBruggen, Thomas <VanBruggenTh@co.muskegon.mi.us>**Cc:** Taylor Hobby <thobby@northmuskegon.org>**Subject:** Re: [EXTERNAL]Bear Lake Property Frontage

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Thank you for the quick response! We knew there wasn't an "easy button" for this, and you echoed some of the comments our attorney had. It's definitely easier and less chance for people to contest if we continue with per-parcel. However, I understand owner frustration when someone with 20' of frontage gets assessed the same as someone with 120'. One thing our attorney suggested is if we could more easily lump parcels into Small/Medium/Large buckets, maybe that would allow the intention without getting into the nitty gritty of calculating exact frontage.

Would grouping into Small/Medium/Large make things easier? We would need to come up with what those ranges are. I know many lots on the lake are either 60' or 120', but things are really all over the place. I'm assuming we would want the cutoffs between the ranges to be far enough from common sizes so people would not argue over a few feet.

I'm going to be discussing this at our board meeting tomorrow to see if the board wants to put the effort into pursuing this further. If they do, I would love to get a meeting set up with you and a subcommittee from our board to review if this is something that is possible.

Thank you so much for your help!

Paul Pek

Chair, Laketon Township Representative

Bear Lake Lake Board

bllb.org

616 638 8002 MOBILE

On Mon, Jun 8, 2026 at 1:58 PM VanBruggen, Thomas <VanBruggenTh@co.muskegon.mi.us> wrote:

Good afternoon Clerk Hobby,

So the answer to your question is not as simple as it might seem. On the short and quick answer side of things, yes, we could use GIS and the way parcels are drawn in GIS to indicate frontage of each parcel on the lake. Additionally, there is some level of information available in assessment records indicating the amount of frontage a parcel has on the lake.

The dilemma however is that both of these solutions are not exact. In reality, not every parcel has been surveyed and even those that have, not all surveys provide the riparian frontage dimensions because the lake and shoreline are ever changing. There are many parcels that do not have surveyed dimensions. In a quick review of the GIS, you can quickly find examples of how GIS is NOT exactly matching the shoreline for a number of reasons, including that past surveys no longer follow the shoreline as it changes.

So, while it could be done, the accuracy of such an exercise may very well be called into question by owners that believe they have more or less frontage.

It may be beneficial for us to have a meeting to discuss and show this to you and determine if the process could work for the Bear Lake Lake Boards purposes.

Thank you,

Thomas Van Bruggen, GISP, MCAO
GIS Administrator

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You don't often get email from thobby@northmuskegon.org. [Learn why this is important](#)

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Good afternoon,

The Bear Lake – Lake Board is considering whether they would be able to assess based on the amount of frontage a parcel has. Is there a way to pull frontage information for each parcel on the lake through any of the GIS programs?

I have copied Paul Pek, the chairman of BLLB, so that he can assist with any additional information you may need.

Thanks in advance!

Taylor Hobby

City Clerk

City of North Muskegon

231-744-1621 ext. 1203

