



# Big Fish Lake Association Newsletter

SUMMER 2025

BOAT PARADE 2025

## **Our BFLPOA Board**

### **Officers**

Raymond Bierbaum, Jr.-President

Ken Chemers-Vice-President

Carol Peterson-Treasurer

Chad Underly-Secretary

### **Board of Directors**

Wayne Brazzell

Ron Colborn

Tim Jerke

Mary Kiser

Art Peterson

**ORDINANCE NO.2025-002 MARCELLUS TOWNSHIP  
CASS COUNTY, MICHIGAN, SHORT TERM RENTAL  
ORDINANCE**

**The ordinance is viewable on the last two pages of  
this newsletter.**

## A Message From the President



Hello Lake Friends...Well it's hard to believe but the Summer Season is better than ½ over. Since our last newsletter, we've had the Welcome Party, July 4th Boat Parade, and the Lake Picnic. The picnic was cut short by rain and potential thunderstorms but still was a very fun party attended by 105 people. I want to thank all the Board members and others who helped make the picnic a big success. We had many volunteers for both the set-up Friday, July 18 and clean-up on Sunday, July 20<sup>th</sup>. Many thanks to all volunteers. We also held BFL board elections at the picnic. The new board is President-Ray Bierbaum, Vice-President-Ken Chemers, Treasurer-Carol Peterson, and Secretary-Chad Underly. The 5 Directors are, Wayne Brazzell, Ron Colborn, Art Peterson, Tim Jerke, and Mary Kiser. Ray Bierbaum has been Vice-President the last 6 years. Ken Chemers has been a Director for over 12 years and takes over as Vice-President. Both Carol Peterson and Chad Underly are new to the Board, Tim Jerke and Mary Kiser are both first-time Directors. Outgoing Board members are Josh Datema-President, Cheri Shepherd-Secretary, Steve Shepherd-Director, and Lynn Carr-Treasurer. Lynn has been a board member close to 30 years. Congratulations go out to the newly elected Board and many thanks to the departing members. The new Board is dedicated to help keep our lake community a great place to live and be part of.

The Poker Run is scheduled for August 16<sup>th</sup> and the Fall Party is October 18<sup>th</sup>. Stay tuned for more information on both these events. Have a great rest of your summer here on our beautiful Big Fish Lake and surrounding lakes.

Ray Bierbaum, BFLPOA President

## 100 Year Anniversary: Join us to Celebrate!

**★ Activities ★**

- Henna Tattoos by Maria Long.
- Face Painting by Liz Losee & Lexi Lane
- Bubble Wands
- Huge Connect 4 Game
- Plinko Game (Win Library Prizes!)

**🎵 Live Music 🎵**

Guitar & Cello music by Wyatt Buckhold

**Friday, August 1<sup>st</sup>**  
**from 5PM-7PM**

Activities & treats are  
**FREE for attendees.\***  
\*While supplies last

**🍰 Treats 🍰**

- Cotton Candy
- Snow Cones
- Popcorn

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## Committee Contacts

Advertising – Ray Bierbaum, Jr.

BFL Directory - Mary Kiser

Fall Festival 2025 – Sue Brazzell

Lake Weeds - Chris Brooks Marcellus/Volinia SAD liaison

Neighborhood Watch - Contact your block captain

Newsletter – Phyllis Jerke

Picnic 2026 – Tom Dinneen

Poker Run 2025 – Ron Colborn

Website - Mary Kiser

Welcome Baskets – TBD

Welcome Party 2026 – TBD

## Neighborhood Watch Block Captains

Mike Hauser – Grandview Drive

Walt Leazenby – Red Run Road

Kelly Lewis – Red Run Road

Jerry Melko – Red Run Road

Art Peterson – Fish Lake Drive

Steve & Cheri Shepherd – Lake St/Steininger Rd

Gary Troop – Elm Drive

## BFLPOA Activity Dates – 2025

August 30 Board 9AM General 10AM

### **Events**

August 16 Poker Run

October 18 Fall Party

Details will be circulated prior to each event.

## Big Fish Lale Apparel

Scan the QR code for access to the apparel website.

## Neighborhood Security System

Our 24-hour high-tech surveillance system keeping us safe.



## Little Free Library



New kids' books were added to our little libraries.

## Automated External Defibrillator

Located outside the patio at The Rock.



## Smart911

By Cheryl Chemers

Smart911 is a web-based application developed to provide the first responder network with fast, and accurate dispatch information coming in from 911 calls. Originally created in 2009, Smart911 was introduced to Michigan counties in 2017 through a state funded grant.

### Why Smart911

Fast and accurate dispatch information can reduce emergency response times, and potentially improve outcomes.

### How it Works

Create your Smart911 account and profile. The information you enter is only seen by dispatch centers. You can include as much, or as little information as you would like (including pets, service animals, or special notes you would want responders to know). In an emergency, the Smart911 system recognizes your information and is instantly visible to call takers. Your profile can be edited and updated as needed.

In addition, your information will "travel" with you to areas that have implemented the Smart911 system.

Resources:  
[smart911.com](http://smart911.com)  
[govtech.com](http://govtech.com)

## Building/Adding on to Existing Property

By Ken Chemers

Projects to build or add on to existing property must be ok'd by Zoning. We have a new Zoning Officer who is happy to review plans, job site, etc. His contact number is 269-550-6224. Contacting the Zoning Officer prior to any changes will avoid project shutdowns and possible fines.

Welcome Party - 2025



Boat Parade - 2025



### Picnic – 2025



### BFL Welcome Sign

By Ray Bierbaum

Our BFL WELCOME SIGN on Loveridge was put up in Sept. 2015. It's almost 10 years old. A very nice sign that welcomes folks to our Lake. The sign needed some minor repair and cleanup. The BFL Board wanted to get this work done before the repairs would become more extensive. With that in mind, I contacted Bryan Wilson. He's a local handyman, carpenter, & painter. Bryan did some work for Donna and I last spring. He came highly recommended. He painted our large deck and did an excellent job. We were in a time crunch to get the painting done. Bryan worked with us and completed the work ahead of time!!

He did our sign repair at no cost to the Lake Association. The sign is again in great condition and should be for many years to come. Thanks go out to Bryan for his work and generosity. If any of you need a handyman/painting services consider giving him a call, 574-309-4743.



## 2025 Poker Run

Saturday August 16



Don't miss the Poker Run with all the fun of cruising our beautiful lakes and competing for cash prizes for the best poker hand. It is \$25.00 per person and a t-shirt will be included as long as supplies last and all participants will receive a wristband that will be required for entrance to the afterparty. Registration will be 9:00am to 11:00am at The Rock. The Poker Run will be from 12:00 to 2pm. Card counting will start at 300pm on the patio at The Rock and the party will begin at 3:30pm in the banquet room at The Rock. It will be a cash bar with finger food supplied. People who didn't register but desire to attend the afterparty, there will be a \$25.00 charge. Wristbands will be required for entrance to the afterparty. For those of you who haven't participated in a poker run before, a simple explanation is that you receive a lakes map at registration. The map shows the docks and floating boats that you take your boat to and receive libations and a playing card (for each participant which stays sealed in an envelope until the final counting at The Rock. Only sealed cards will be counted. There will be six stops for cards and then you bring them to be counted. The 3 best poker hands receive cash prizes. Hope to see you August 16 at the Poker Run.

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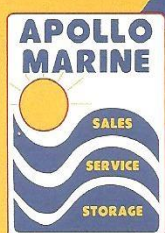
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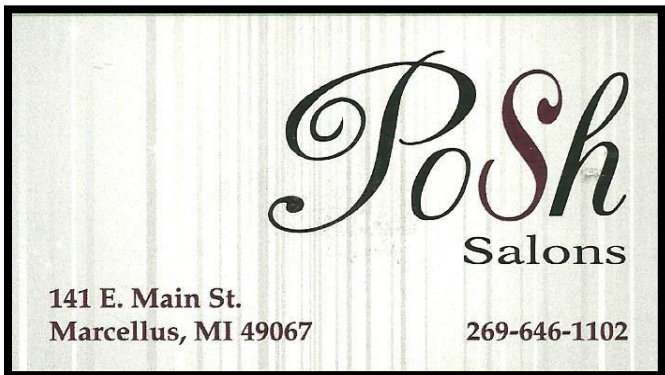
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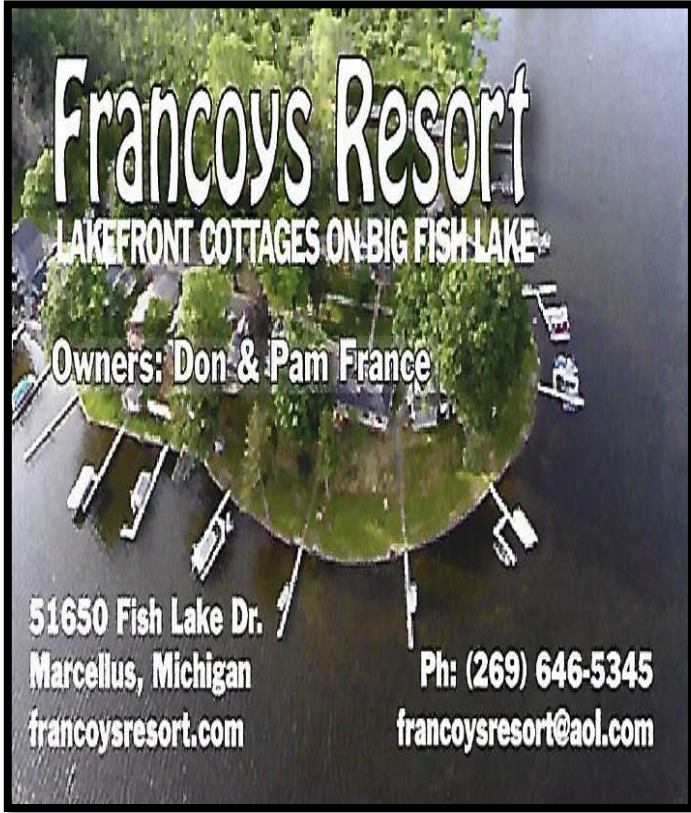
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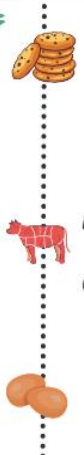
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## Big Fish Lake Association Annual Membership Application

We welcome all lake area residents to join the Big Fish Lake Property Owners Association. Your membership dues support lake activities and community projects. You will also receive a spring, summer, and fall newsletter.

Dues are \$20 per family. Additional \$14 (optional) for the Riparian magazine.

### Membership Enrollment Form:

Date Completed: \_\_\_\_\_

Name(s): \_\_\_\_\_

Lake Address: \_\_\_\_\_ 2<sup>nd</sup> address \_\_\_\_\_

City: Marcellus State: MI ZIP: 49067 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

Email address: (needed so you will receive our newsletters and important announcements)

\_\_\_\_\_

Mark selection: Dues: \$20 \_\_\_\_\_

Riparian: \$14 \_\_\_\_\_

Total: \$ \_\_\_\_\_

Checks payable to BFLPOA. Mail to: BFLPOA, Attn. Lynn Carr, Treasurer, PO Box 601, Marcellus, MI 49067



**ORDINANCE NO.2025-002 MARCELLUS TOWNSHIP CASS COUNTY, MICHIGAN, SHORT TERM RENTAL ORDINANCE (Published in The Marcellus News July 10, 2025)**

**AN ORDINANCE TO ADOPT SHORT TERM RENTAL REGULATIONS IN MARCELLUS TOWNSHIP, MICHIGAN**

**Sec.1.Purpose**

The Township Board finds that the Short-Term Rental of Single-Family Dwellings within Marcellus Township is a matter closely connected with the public health, safety, and welfare of the community. The Township Board has enacted this Ordinance in an attempt to strike an appropriate balance between the interests of community residents, landowners, community business owners, visitors to the community, and real property owners wishing to engage in Short-Term Rental of Single Family Dwellings.

While visitors to the community who rent Single-Family Dwellings on a short-term basis bring many benefits to the community, they can simultaneously create concerns surrounding issues of traffic, parking, congestion, litter, noise, and other similar issues. Meanwhile, issues related to fire safety and life safety codes must be considered in order to maximize the safety and well-being of all in the community. This Ordinance is intended to strike a balance between competing interests.

The Township Board finds that the areas of the Township with predominantly Single-Family Dwellings are especially susceptible to the negative effects of Short-Term Rentals, since these areas are the most intensively developed residential areas in the Township. Thus, this Ordinance will regulate Short-Term Rentals of only Single-Family Dwellings.

**Sec. 2. Definitions.**

**Dwelling**-Shall have the same definition as in the Marcellus Township Zoning Ordinance

**Owner**-A person holding legal or equitable title to a Single-Family Dwelling. An Owner may designate an agent to perform duties or receive notice under this Ordinance.

**Rent or Rental**-The permission, provision, or offering of possession or occupancy of a Single-Family Dwelling with some type of remuneration paid to the Owner for a period of time to a person who is not the Owner, pursuant to a written or verbal agreement.

**Short-Term Rental** – The rental or subletting of a Single-Family Dwelling for compensation for any period less than 28 days.

**Single-Family Dwelling**

– Shall have the same definition as the Marcellus Township Zoning Ordinance.

**Sec. 3. Applicability.**

This Ordinance shall apply only to Short-Term Rentals in Marcellus Township.

**Sec. 4. Registration Required.**

a) Annual Registration Required. All Short-Term Rentals must be registered with Marcellus Township. No Single-Family Dwelling may be used or advertised for a Short-Term Rental unless registered in accordance with this Ordinance. The annual fee is based on a calendar year and shall be set by the Township Board from time to time. A separate permit is required for each Short-Term Rental property and only 1 dwelling unit per parcel should be rented at any given time. Short-Term Rental permits are non-transferable.

b) Application. To register a Short-Term Rental, the Owner shall satisfy the following requirements.

1. The Owner shall provide and certify as true the following on a form provided by the Township:

(a) Name, address, and telephone number of the Owner of the Single-Family Dwelling to be used as a Short-Term Rental (If the Owner does not reside within 30 minutes of the Single-Family Dwelling, the Owner shall name a local agent); the Owner, a local agent, or the designee of either shall be on the site within one hour of being contacted by the Township or law enforcement concerning an issue regarding the Short-Term Rental;

(b) The address of the Single-Family Dwelling to be used as a Short-Term Rental (plus additional identification if necessary)

(c) A sketch or site plan showing the layout of the Short-Term Rental including but not limited to bedrooms, bathrooms, and maximum occupancy.

d) The number of off-street parking spaces provided for the Single-Family Dwelling to be used as a Short-Term Rental, subject to any applicable local, state, or federal laws, regulations, or ordinances (this information must also be included in the rental agreement and any online or other advertising for the Single-Family Dwelling). All parking MUST fit within the boundary of the lot in which the Short Term Rental is located; No Tents, RV's, Campers, Houseboats, etc. will be permitted at the Short-Term Rental. All lodgings to be exclusively within Single Family Dwelling.

(e) The maximum number of occupants and visitors for the Single-Family Dwelling to be used as Short-Term Rental, subject to any applicable local, state, or federal laws, regulations, or ordinances (this information must also be included in the rental agreement and any online or other advertising for the Single-Family Dwelling);

(f) Date range that Owner intends to rent the Single-Family Dwelling as a Short Term Rental, and the months of the year during which the Owner intends to offer Short-Term Rentals;

(g) A copy of the rental agreement for the Single-Family Dwelling to be used as a Short-Term Rental; and

(h) Certification that the Single-Family Dwelling to be used as a Short-Term Rental is in compliance with all requirements of this Ordinance and all other Township ordinances.

**Sec. 5. Short-Term Rental Regulations.**

Single-Family Dwellings used as Short-Term Rentals are subject to the following requirements and performance standards.

a) Zoning Compliance. Short-Term Rentals are also regulated in the Marcellus Township Zoning Ordinance, and nothing in this Ordinance shall be

construed as excusing compliance with zoning requirements.

b) Insurance, Fire and Life Safety. Single-Family Dwellings used as Short-Term Rentals must carry such insurance that covers short-term rental perils. The Short-Term Rental must be in compliance with fire and life safety laws according to the local authority having jurisdiction, state, and federal laws and ordinances.

c) Quiet Hours. Single-Family Dwelling used as Short-Term Rentals shall comply with Quiet Hours from 11pm to 7am. Yelling, shouting, singing, and music outdoors shall be prohibited during these times and at any time or place so as to unreasonably upset or disturb the quiet, comfort or repose of other persons.

d) Trash. Trash receptacle shall be appropriate for the occupancy of the Short Term Rental unit.

#### **Sec. 6. Violations; Revocation of Registration.**

a) Violations as municipal civil infractions.

Any violation of a provision of this Ordinance shall be a municipal civil infraction. Notwithstanding any other Township Ordinance, violations of this Ordinance are subject to the following fines:

1. Short-Term Rental of unregistered dwellings. The operation of an unregistered Short Term Rental is \$500 for a first violation and \$500 for each subsequent violation within the same calendar year;

b) Revocation of Registration.

1. Offenses warranting revocation. The Township may revoke rental registration for any Single-Family Dwelling used as a Short-Term Rental which is the site of at least two separate incidents (occurring on two separate days) within a calendar year resulting in a plea of responsibility (with or without an explanation), a plea of guilty, a plea of no contest, or a court's determination of responsibility or guilty by the Owner or any renter for a violation of one or more of the following:

A. Any provision of this Ordinance:

B. Any provision of any other Township Ordinance, including its Zoning Ordinance; or

C. Any violation of any other local, state, or federal law or regulation

2. Revocation Procedure. Upon a determination, by an official designated by the Township Board to enforce this ordinance, that the Short-Term Rental registration is subject to revocation, such official shall issue a notice to the Owner that the township intends to revoke the rental registration. The notice shall inform the Owner of a right to a hearing to show cause as to why the registration should not be revoked, if a hearing is requested within 14 days of the service of this notice. The Township shall schedule a hearing before the Township Board or its designated representative as a Tribunal and notify the Owner in writing of a time and place for that hearing. At the hearing, the Owner may present evidence that the requirements for revocation provided in subsection (b)(1) are not satisfied, or that the Owner should not be held responsible for one or more of the two requisite violations due to extenuating circumstances. Extenuating circumstances may include circumstances such as: (i) the violation was committed by a non-renter and the renter(s) attempted to prevent or halt the violation; (ii) the violation resulted from an act of God; or (iii) other circumstances that the Owner could not reasonably anticipate and prevent, and could not reasonably control.

3. Should the Owner fail to present such evidence, the Tribunal shall revoke the registration for up to one year.

4. Revocation Period and Effect. Upon revocation of registration, a Dwelling cannot be re-registered as a Short-Term Rental for a period of one year, and cannot be used for Short-Term Rentals until re-registered.

#### **SECTION 7. EFFECTIVE DATE**

This Ordinance shall take effect thirty (30) days after publication.

Motion by: Koshar

Ayes – Koshar, Plummer, Hess, Schick, Mroz Nays-None

Absent – None Abstain – None

Ordinance declared adopted Date: June17, 2025

Darcie Plummer

Marcellus Township Clerk