

# Development to Surround Man - Made Manitou Lake

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A large housing development, built around man-made lakes, the an first of its kind in Shiawassee County, is going up seven miles south of Owosso on the Garrison road about one mile east of South M-47.

**Center of the development and only recently completed is Manitou lake, an 80 acre man-made body of water, lying just north of the Garrison road.**

Owned by Jack Smith of Jack Dandy Products, Inc., the Manitou Lake is dammed up on the northern and southern sides and reaches a depth of 22 feet near the northern shore. Surrounded by low rolling hills it is fed principally by a stream running across the Waugh road and by several springs.

**An 132-lot subdivision, Manitou Knolls, will surround the lake, Smith reported. Approximately 100 of these lots will have lake frontage, he said.**

The lake will be open only to subdivision residents and friends, he stated. There will be fishing, swimming, boating and water skiing on it, he added.

To the east of the Manitou Lake, a half-dozen homes have already been constructed by Merle Duffy. He also has a five-acre lake which is connected to the Manitou by a narrow channel.

Directly south of the Manitou are two artificial lakes owned and developed by Forrest Cummings. They are the 23-acre Lake Forrest and the 12-acre Lake Eve.

Recently Cummings completed building the first house on Lake Eve, which he anticipates will be the beginning of a housing development with lake frontage. Forrest Lake is a private fishing resort.

**Anticipating even further lake development in the area, Smith predicted there would be over 600 acres in the combined project some day with 200 of these underwater.**

Smith will not do any home construction directly. Rather he will sell the lots and sub-contract the construction work or, if the buyer wishes, he can build it himself.

They will sell for between \$4,500 and \$5,500, Smith said.

No sales have been completed though Smith reports he has some underway for 10 lots with home construction expected this year. Another five buyers, he said, planned building within the next few years.

The lot owners, Smith reported, will be able to vote their own restrictions on the lake or withdraw them as the majority sees fit.

**He said he plans to build a community shopping center as well as a young people's recreation center.**

Homes will be built on the knolls surrounding the lake, he stated, and each lot with lake frontage will have a sandy beach leading into the water for bathing.

Smith and his crew began damming up the lake in mid-winter to take advantage of the heavy spring run-off. The former swampy area is nearly completely cleared of trees and bushes now.

Smith credits his decision to build a lake here to Merle Duffy whom he said interested him in the development.

**Lake development in this area was a long-time dream of Forrest Cummings, which he said he realized in 1948 with the, making of Forrest Lake. Eve came much later, being completed in 1957.**

A lake engineer, Dan Balog, said the Manitou Lake area was an engineer's dream for three reasons,

1) Clay is right there to be used for building the dams.

2) About 2,260 acres of watershed, which is more than enough to fill the 80 acres with water.

3) Rolling hills and ideal slope for building tri-level homes.

Fish already planted in Manitou Lake include blue gill, bass and perch with pike to be added. The average depth of the lake as it stands now is 13 feet, Smith reported.

With the sale of lots, Smith said, he will be bonded to put in all blacktop roads. Plans call for a road to encircle the lake.