

Local Road Ratings Report

2026

Bear Creek Township

Contents

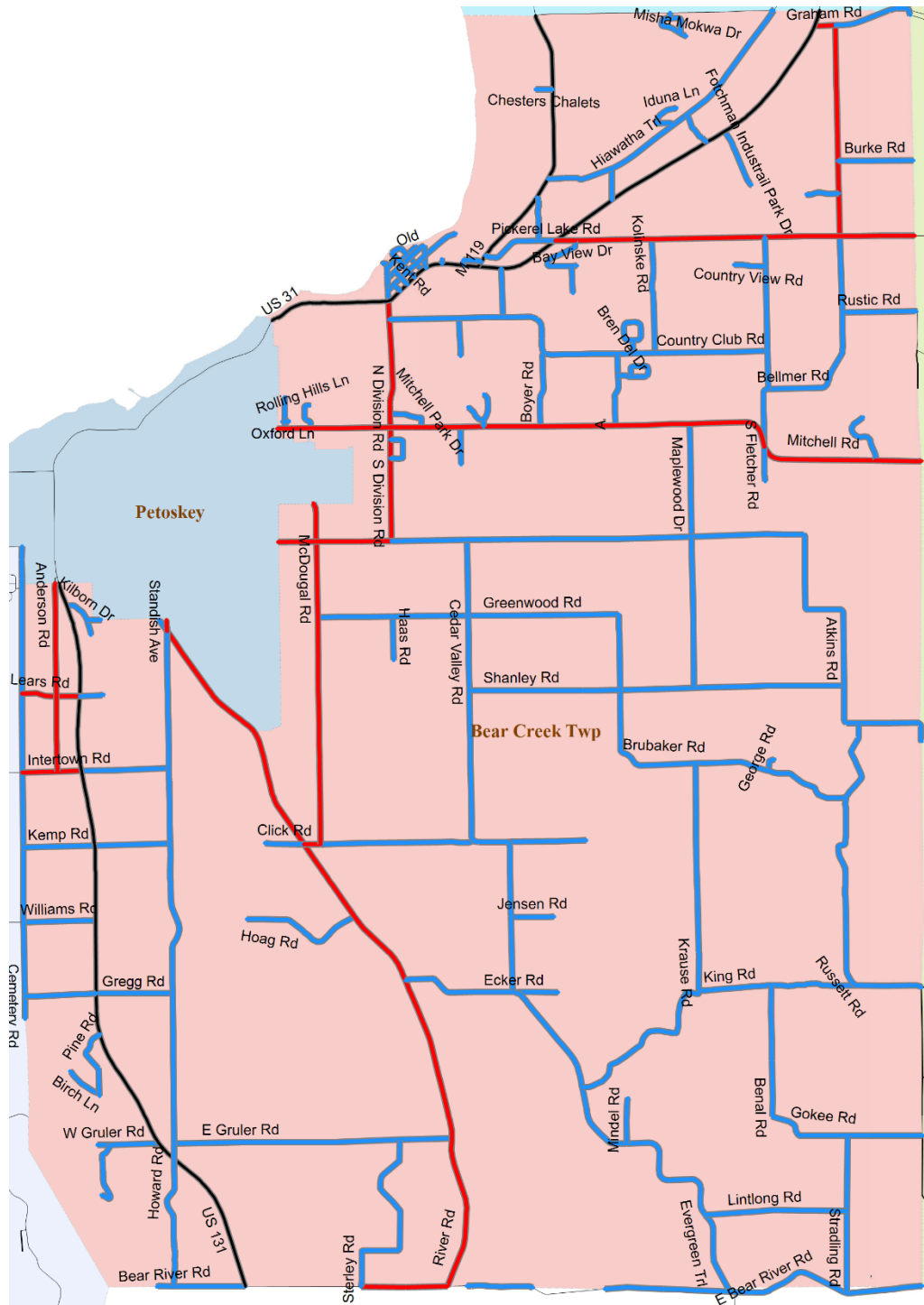
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Asset Management

The goal of the Emmet County Road Commission is to implement comprehensive asset management strategies in the planning, preservation, and improvement of all roads under its jurisdiction. Asset management, as defined by Public Act 199 of 2007, is an ongoing and systematic process of maintaining, upgrading, and operating transportation infrastructure in a cost-effective manner through the use of continuous inventory data, condition assessments, and performance-based decision-making.

By utilizing sound asset management principles, the Road Commission and participating townships are better positioned to prioritize projects, allocate limited transportation funding efficiently, and make informed long-term investment decisions. This strategic approach supports the preservation of existing infrastructure, extends the service life of roadway assets, enhances public safety and mobility, and maximizes the overall return on investment for taxpayers and the traveling public.

Township Road Maps



Township Roads

Black = State Highways – **Red** = County Primary Roads – **Blue** = County Local Roads



Good / Fair / Poor Condition
Paved Roads (primary and local)
Green = Good - Yellow = Fair – Red = Poor

Road Rating Systems

All paved local roads are rated each year using the PASER Road Rating system (seasonal roads are not included). PASER, or Pavement Surface Evaluation and Rating, is the rating system that is used in collecting data for RoadSoft. The roads are rated on a scale of 1 to 10 according to surface conditions of the pavement. The tables below show the rating and the suggested maintenance that would be required to preserve the road along with an estimated cost of repair.

PASER Rating and Treatments for Paved Roads

Road Rating	Recommended Repair	Estimated* Cost per Mile
10	No maintenance necessary. New Road	\$ 0
9	No Maintenance necessary. Smooth Surface.	\$ 0
8	Minor Crack Sealing	\$ 1,100
7	General Crack Sealing and/or Minor Patching	\$ 2,300
6	Patching and Sealcoat Ultra-thin Asphalt Overlay	\$ 61,400 \$ 125,600
5	Asphalt Wedging Asphalt Wedging and Sealcoat Asphalt Wedging and Ultra-thin Asphalt Overlay 1.5-inch Asphalt Overlay	\$ 92,900 \$ 137,500 \$ 168,600 \$ 168,600
4	Asphalt Wedging and Overlay 2-inch Asphalt Overlay	\$ 223,000
3	Pulverize, gravel and pave 3-inch Asphalt Overlay	\$ 387,100 \$ 342,000
2	Reconstruction.	\$ 515,200
1	Reconstruction. Failed Road.	\$ 515,200

*Estimates will provide project planning level costs. All roads should have a specific estimate completed to address location specific road conditions.

Gravel roads are rated using the Inventory-Based Rating System™ for Gravel Roads (IBR). The IBR system considers three characteristics of a road segment to determine a rating for the segment. Surface width, drainage adequacy and structural adequacy are all evaluated to determine the segment rating.

IBR Rating and Treatments for Gravel Roads

Road Rating	Existing Condition / Recommended Repair	Estimated Cost per Mile
10	No maintenance necessary. New Road	\$ 0
8 – 9	Good crown and drainage throughout. Adequate gravel for traffic. Maintain with grading and dust control.	\$ 650
6 - 7	Existing crown with drainage on 50% or more of roadway. Additional gravel needed in some areas along with ditching.	\$ 80,000
3 - 5	Little or no crown. Ditched on less than 50% of the road. Additional gravel needed on entire road along with ditching.	\$ 125,000
1 - 2	Failed road. Reconstruction.	\$ 295,000

Service Life of Treatments

Service life is defined as the projected duration during which a treatment remains effective before requiring reconstruction or resurfacing. The following table details the anticipated service life for various treatments. To optimize the longevity of both the pavement and the selected treatment, it is imperative to implement preventative maintenance measures prior to the expiration of the expected service life.

Service Life of Treatments for Paved Roads

Road Rating	Recommended Repair	Expected Service Life (years)
8	Minor Crack Sealing	5
7	General Crack Sealing and/or Minor Patching	5
6	Patching and Sealcoat Ultra-thin Asphalt Overlay	7 7 – 10
5	Asphalt Wedging Asphalt Wedging and Sealcoat Asphalt Wedging and Ultra-thin Asphalt Overlay 1.5-inch Asphalt Overlay	7 7 – 10 10 10
4	Asphalt Wedging and Overlay 2-inch Asphalt Overlay	12 – 15
3	Pulverize, gravel and pave 3-inch Asphalt Overlay	15 – 25
2	Reconstruction.	25 - 30
1	Reconstruction.	25 - 30

For instance, a road maintaining a PASER rating of 6 may be a candidate for an ultra-thin asphalt overlay. Although this treatment typically provides an expected service life of 7 to 10 years, proactive preventative maintenance, such as crack sealing, may be necessary as early as the second year.

The expected service life may be compromised if underlying soil conditions are not adequately addressed during the treatment process. Furthermore, the selection of an alternative or non-recommended treatment will likely reduce the anticipated service life, necessitating earlier intervention and more frequent preventative maintenance.

The prediction of service life for gravel roads is inherently complex, as conditions are subject to rapid fluctuations based on environmental factors, the frequency of grading, and traffic volume.

Bear Creek Township Paved Local Road Ratings

Current Paved Road Ratings

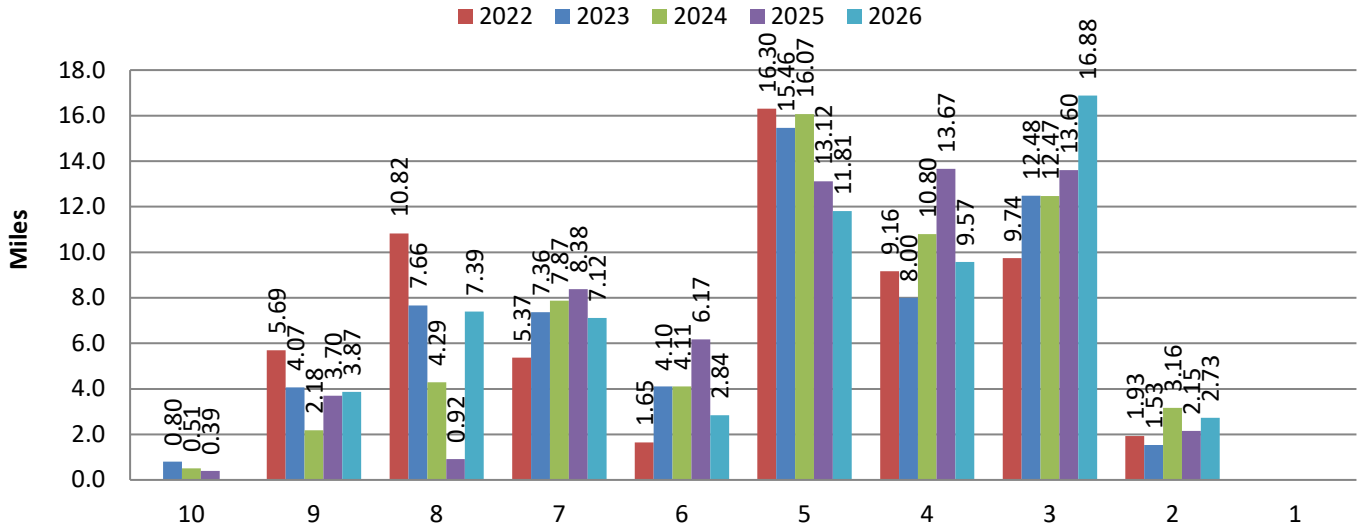
PASER Rating	Road Name	Limits	Length (miles)
10			
9	Cedar Valley Road	Greenwood Rd to Atkins Rd.	0.51
	Fotchman Industrial Park Drive	US-31 to end of road.	0.40
	George Road	Brubaker Rd then north to end of road.	0.10
	Greenwood Road	McDougal Rd to Cedar Valley Rd.	1.01
	Haas Road	Greenwood Rd then south to end of road.	0.29
	Krause Road	Brubaker Rd to end of pavement.	0.80
	Maplewood Drive	Atkins Rd to Mitchell Rd.	0.76
8	Benal Road	Gokee Rd to seasonal road.	0.37
	Chesters Run	M-119 then west to end of road.	0.11
	Evergreen Trail	Bear River Rd to Mindel Rd.	1.58
	Fletcher Road	Mitchell Rd to Pickerel Lake Rd	1.42
	Greenwood Road	Atkins Rd to the Township line.	0.75
	Gokee Road	Benal Rd to Johnson Rd	1.07
	Mindel Road	Evergreen Tr to end of road.	0.30
	Rustic Road	Bellmer Rd to Township line.	0.50
	Shanley Road	Brubaker Road to turnaround.	0.25
	Staddling Road	Bear River Rd to Gokee Rd.	1.04
7	Atkins Road	Division Rd to Greenwood Rd	3.99
	Boyer Road	Mitchell Rd to Country Club Rd.	0.49
	Country Club Road	Division Rd to Surrey Ln.	0.46
	Cinncinnatti Point Trail	Graham Road to Township	0.06
	East Gruler Road	Howard Rd to River Rd.	1.51
	Kegomic Road	Zaiger Rd to M-119	0.36
	Rolling Hills Lane	Mitchell Rd to end of road.	0.22
	Zaiger Drive	US-31 to Kegomic Rd.	0.03
6	Bellmer Road	Rustic Rd to Pickerel Lake Rd.	0.51
	Cemetery Road	Intertown Rd to Lears Rd.	0.51
	Click Road	McDougal Rd to Cedar Valley Rd.	1.01
	Howard Road	Hager Dr to River Rd	0.20
	King Road	Evergreen Trail to end of pavement.	0.10
	Lewinski Road	US-31 to end of road.	0.03
	Surrey Lane	Country Club Rd to end of road.	0.26

6	Vis-à-Vis	Bellmer Rd to end of road.	0.22
5	Bellmer Road	Fletcher Rd to end of pavement.	0.40
	Birch Lane	Timber Ln to end of road.	0.25
	Bren Del Drive	Country Club Road around the loop.	0.50
	Brubaker Road	Greenwood Rd to George Rd.	1.45
	Cedar Valley Road	Click Rd to Click Rd.	0.23
	Click Road	Cedar Valley Road then east to end of road.	0.52
	Country Club Road	Kolinski Rd to Fletcher Rd.	0.75
	Division Road	US-31 then north to end of public road.	0.28
	Edge Water Avenue	Hampton Ave to Kent St.	0.07
	South Fletcher Road	Mitchell Rd to end of road.	0.23
	Graham Road	Bellmer Rd to Township line.	0.50
	Greenwood Road	Brubaker Rd to Maplewood Dr.	0.50
	East Gruler Road	Sterly Rd to River Rd.	0.35
	Hampton Avenue	US-31 to Edgewater Ave.	0.29
	Howard Road	Bear River Rd to Intertown Rd.	3.52
	Kent Street	Shire Ave to US-31.	0.12
	Kent Street	Edgewater Ave to Park Ave.	0.06
	Lorraine Drive	Alcan Dr then around the loop.	0.46
	Meadow Lane	Mitchell Rd to end of road.	0.23
	Newberry Avenue	Division Rd to Hampton Ave.	0.10
	Park Avenue	Hampton Ave to end of public road.	0.15
	Rice Street	Shire Rd to US-31.	0.14
	Russet Road	Greenwood Rd then south to end of pavement.	0.10
	Russet Road	Brubaker Rd then south to end of pavement.	0.10
	Shire Avenue	Division Rd to Rice St.	0.32
	Turbush Avenue	US-31 to Shire Ave.	0.13
	Vinton Street	US-31 to Old Tannery Creek Rd.	0.06
4	Alcan Drive	Mitchell Road to Country Club Rd	0.50
	Cedar Valley Road	Evergreen Trail to Jensen Rd.	0.50
	Cedar Valley Road	Shanley Rd to Greenwood Rd.	0.50
	Cemetery Road	Williams Rd to Intertown Rd.	1.00
	Cemetery Road	Lears Rd to Sheridan Rd.	1.00
	Country Club Road	Manvel Rd to Kolinski Rd.	1.28
	Greenwood Road	Maplewood Dr to Atkins Rd.	1.02
	Hiawatha Trail	M-119 to Barney Rd.	1.10
	Kemp Road	Cemetery Rd to Howard Rd.	0.99
	Kolinski Road	Country Club Rd to Pickerel Lake Rd.	0.75
	Lears Road	US-131 to Hager Dr.	0.16
	Maplewood Drive	Greenwood Rd then north to seasonal road.	0.38

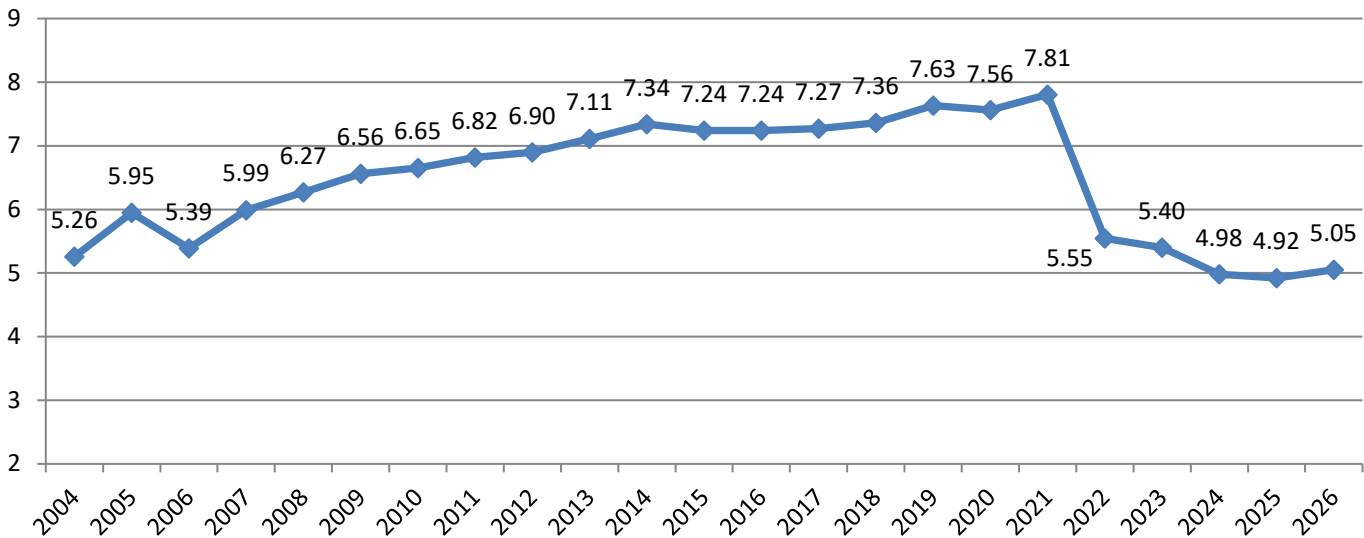
4	Maplewood Drive	Seasonal Road to Atkins Road	0.10
	Pine Road	US-131 to Timber Lake Dr.	0.29
3	Barney Road	US-31 to Hiawatha Trail.	0.23
	Bay View Drive	Pickerel Lake Rd to end of road.	0.65
	Bear River Road	Evergreen Tr to Township Line.	1.32
	Bridge Court	Meadow Ln to end of road.	0.14
	Brubaker Road	George Rd to Russet Rd.	0.57
	Cedar Valley Road	Jensen Rd to Click Rd.	0.50
	Cedar Valley Road	Click Rd to Shanley Rd.	1.00
	Country Club Road	Surrey Ln to Manvel Rd.	0.29
	Country View Road	Fletcher Rd to end of road.	0.21
	Ecker Road	Evergreen Trail to end of road.	0.30
	Evergreen Trail	Mindel Rd to River Rd.	2.03
	Greenwood Road	Cedar Valley Rd east to curve.	1.00
	Greg Road	US-131 to Howard Rd.	0.52
	Hendricks Street	Hiawathat Rd to end of public road.	0.12
	Hiawatha Trail	Barney Rd to Powell Rd.	0.88
	Hill View Drive	Division Rd to Division Rd.	0.29
	Hoag Road	River Road to end of road.	0.82
	Howard Road	Intertown Rd to Hager Dr.	0.55
	Iduna Lane	Hendricks St to end of public road.	0.18
	Intertown Road	US-131 to Howard Rd.	0.58
	Jensen Road	Cedar Valley Rd to end of road.	0.30
	Jones Landing Road	Gruler Rd to end of public road.	0.42
	Konle Road	M-119 to Pickerel Lake Rd.	0.29
	Lincoln Place	Mitchell Rd to end of road.	0.21
	Lintlong Road	Evergreen Tr to Straddling Rd.	0.90
	Little Cedar Drive	Mitchell Rd to end of road.	0.27
	Manvel Road	Country Club Rd to US-31.	0.34
	Misha Mokwa	Powers Rd and around the loop.	0.49
	Old Tannery Creek Road	Division Rd to Rice St.	0.34
	Oxford Lane		0.05
	Shaw Road	US-31 to Hiawatha Trail.	0.23
	Skyline Drive	Mitchell Rd to end of road.	0.42
	Sterly Road	Bear River Rd then north to end of pavement.	0.25
	Timberlane Drive	Pine Rd to end of road.	0.19
2	Click Road	End of road to River Rd. (west of River Rd.)	0.26
	Greenwood Road	Brubaker Rd then north to curve.	0.52
	West Gruler Road	End of Road to US-131.	0.41
	Kilborn Drive	US-131 to end of road.	0.28

2	Mitchell Park Drive	Mitchell Rd to Division Rd.	0.27
	Pickerel Lake Road	M-119 to US-31.	0.40
	Sunset Road	Kilborn Dr to City Limits.	0.10
	Williams Road	Cemetery Rd to US-131.	0.49
1			

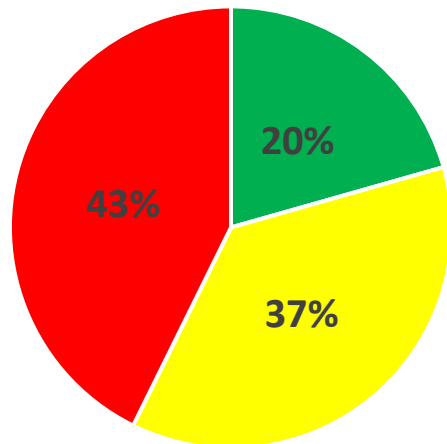
2022 - 2026 PASER Ratings for Paved Local Roads



Average PASER Rating for Paved Local Roads

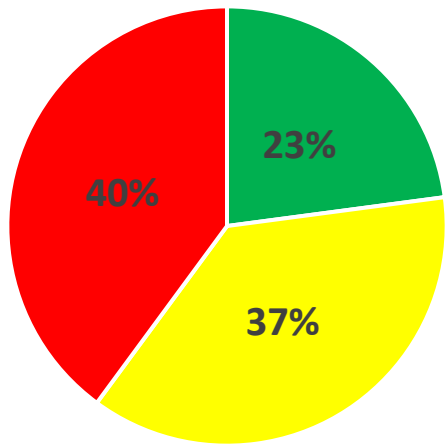


Statewide Paved Local Roads



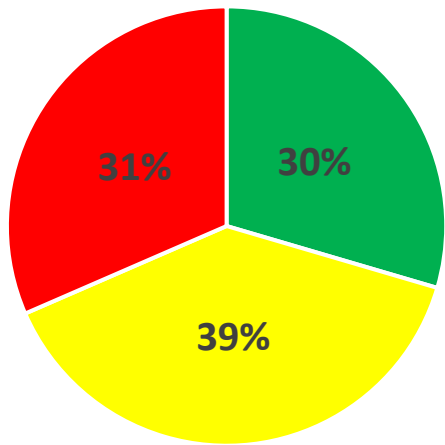
Condition of paved local roads across the State

County Paved Local Roads



Condition of paved local roads in Emmet County

Township Paved Local Roads



Condition of paved local roads in Bear Creek Township

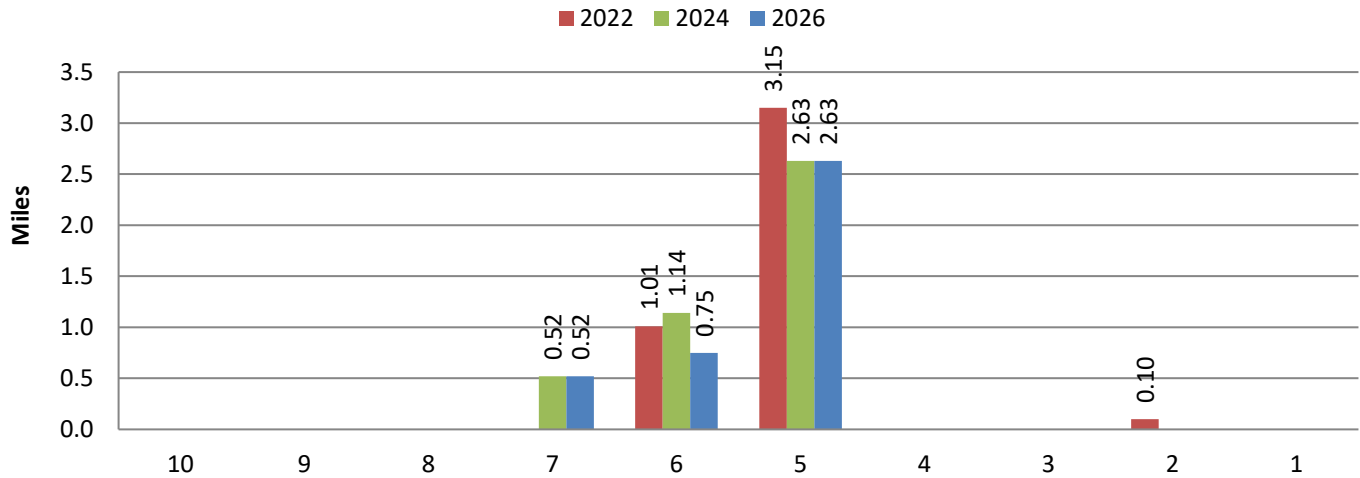
Good = PASER Rating 10-9-8 / **Fair** = PASER Rating 7-6-5 / **Poor** = PASER Rating 4-3-2-1

Bear Creek Township Gravel Local Road Ratings

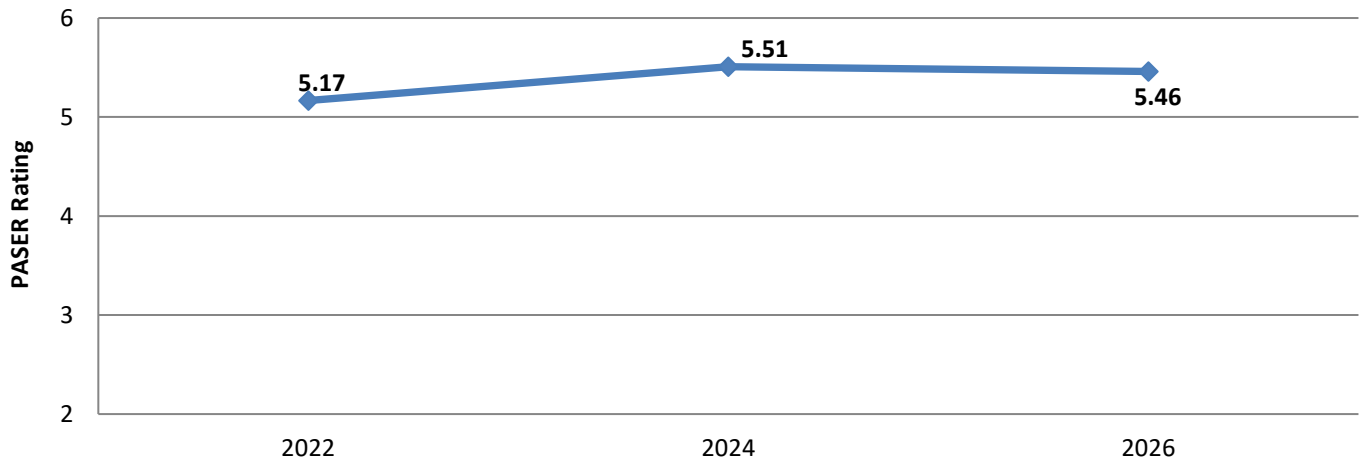
Current Gravel Road Ratings

IBR	Road Name	Limits	Length (miles)
10			
9			
8			
7	Bellmer Road	End of pavement to Rustic Road.	0.52
6	Krause Road	Seasonal Road to Brubaker Road.	0.75
5	Cemetery Road	Seasonal Road to Williams Road.	0.25
	Greg Road	Seasonal Road to US-131	0.24
	King Road	Russet Road to Johnson Road.	0.52
	Russet Road	King Road to pavement (south of Brubaker Rd.).	1.15
	Russet Road	Brubaker Road to the pavement (by Greenwood Rd.).	0.47
4			
3			
2			
1			

2022 - 2026 IBR Ratings for Gravel Local Roads



Average IBR Rating for Paved Local Roads



Bear Creek Township Seasonal Roads

Seasonal roads are the unpaved trails and back roads located throughout the County. They are often narrow, sandy, swampy, and hard to drive on. Typically, Seasonal Roads are not much more than graded dirt with little to no gravel; these roads are not designed to handle a lot of traffic. The Emmet County Road Commission was authorized to create a system of Seasonal Roads by MCL 247.655a, Sec. 5. The network of Seasonal Roads is not maintained during the months of November through April and are not open to public travel. Regular maintenance on the Seasonal Road network can be in the form of annual inspection of condition, light grading, tree removal and water hole repairs. Maintenance of Seasonal Roads is typically a lower priority for the Road Commission unless the road is completely impassable.

BEAR CREEK	Total Length (miles)	6.98
Road - Limits	Length	
Benal Road - 0.5 mi south of King Rd to King Rd	0.50	
Burke Road - Bellmer Rd then east 0.50 miles	0.50	
Cemetery Road - 0.25 mi north of Greg Rd to 0.15 mi south of Greg Rd	0.40	
Greg Road - Cemetery Road then east 0.25 miles	0.25	
King Road - 0.10 miles east of Evergreen Trail to Russet Rd	2.21	
Krause Road - King Road to 0.75 miles south of Brubaker Rd	0.77	
Maplewood Drive - 0.38 miles north of Greenwood Rd to 0.10 miles south of Atkins Rd	0.52	
Shanley Road - Cedar Valley Rd to 0.25 miles west of Greenwood Rd	0.75	
Sterly Road - 0.25 miles north of Bear River Rd to Gruler Rd	1.08	

Traffic Volumes on Bear Creek Township Roads

Traffic counts are recorded each year at various locations in the Township. The data is adjusted to account for day of the week, month and road classification resulting in an average annual daily traffic (AADT) for the location.

Road Name and Location	ADT
Alcan Road North of Mitchell Road	687
Alcan Road South of Country Club Road	589
Anderson Road South of Lears Road	2,392
Atkins Road East of Division Road	2,262
Atkins Road West of Maplewood Road	1,161
Atkins Road North of Greenwood Road	238
Atkins Road West of McDougal Road	3,002
Belmer Road South of Rustic Road	232
Belmer Road South of Pickeral Lake Road	388
Boyer Road North of Mitchell Road	1,024
Brubaker Road South of Greenwood Road	205
Cedar Valley Road North of Greenwood Road	1,136
Cedar Valley Road North of Evergreen Trail	443
Cemetery Road South of Petoskey (City Limits)	2,953
Cemetery Road South of Intertown	359
Click Road East of McDougal Road	1,384
Country Club Road East of Division Road	1,119
Country Club Road East of Manvel Road	1,483
Country Club Road West of Kolinski Road	535
Evergreen Trail East of River Road	575
Evergreen Trail North of County Line	239
Fletcher Road North of Mitchell Road	1,286
Fletcher Road South of Pickeral Lake Road	1,134
Graham Road East of Belmer Road	308
Greenwood East of McDougal Road	541
Greenwood North of Brubaker Road	516
Greenwood East of Brubaker Road	267
Greenwood South of Atkins Road	290
Gruher Road West of River Road	362
Gruher Road East of Howard Road	363
Gruher Road West of US - 131	300
Hiawatha Trail South of Powell Road	751
Hiawatha Trail West of Shaw Road	751
Howard Road South of US - 131	267
Howard Road North of Intertown Road	2,223
Intertown Road East of US - 31	576
Kolinski Road North of Country Club Road	369
Konle Road South of M - 119	1,057
Lintlong Road East of Evergreen Road	378
Maplewood Road South of Mitchell Road	1,172
Manvel Road South of US - 31	1,307
Pickeral Lake Road East of M - 119	430
Pickeral Lake Road West of US - 31	1,273
Rustic Road East of Belmer Road	350
Shaw Road North of US - 31	541
Williams Road West of US - 31	986