STATE OF MICHIGAN
DEPARTMENT OF
LIFELONG EDUCATION, ADVANCEMENT, AND POTENTIAL
LANSING

GRETCHEN WHITMER
GOVERNOR

BEVERLY WALKER-GRIFFEA
DIRECTOR

April 09, 2026

Chuck Curtiss IV
Lake Ann Baptist Camp Inc
PO Box 109
Lake Ann, MI 49650

RE: License #: SR100200023 and CR100200638
Lake Ann Camp
18400 Maple Street
Lake Ann, MI 49650

Dear Chuck Curtiss IV :

Attached is the Addendum to the Original Licensing Study Report for the above referenced facility.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the camp licensing unit at mileap-camps@michigan.gov.

Sincerely,

James Vanden Heuvel

James Vanden Heuvel, Lead Camp Consultant
Camp Licensing Unit
105 W. Allegan St.
Lansing, MI 48933

enclosure

MICHIGAN DEPARTMENT OF
LIFELONG EDUCATION, ADVANCEMENT, AND POTENTIAL
CAMP LICENSING UNIT
ADDENDUM TO ORIGINAL LICENSING STUDY REPORT

I. IDENTIFYING INFORMATION

License #:	SR100200023 CR100200638
Licensee Name:	Lake Ann Baptist Camp Inc
Licensee Address:	18400 Maple Street Lake Ann, MI 49650
Licensee Telephone #:	(231) 275-7329
Administrator/Licensee Designee:	Chuck Curtis IV
Name of Facility:	Lake Ann Camp
Facility Address:	18400 Maple Street Lake Ann, MI 49650
Facility Telephone #:	(231) 275-7329
Capacity:	807
Program Type:	CAMP SITE – RESIDENTIAL CAMP PROGRAM- RESIDENTIAL

II. Purpose of Addendum

The camp operator requested a review of the capacity of the children's camp and campsite licenses. The camp operator requests increasing the capacity of the license(s) based on increased sleeping spaces.

III. Methodology

7/18/2025	Contact Document Received
10/6/2025	Contact Document Sent
10/22/2025	Inspection Completed Onsite
3/18/2026	Licensing Record Review

IV. Description of Findings and Conclusions

On 7/18/25, the department received a request for modification to the capacity of the licenses. The request submitted by director of finance, Chuck Curtiss read "*The attached documents are provided for the purpose of requesting an increase in the capacity on our license following construction of additional cabins that meet the Bureau of Fire Safety Standards as evidenced by the attached approvals as well as the older cabins listed on our most recent Fire Inspection*." The request included a screenshot of the last QFI report dated 5/13/2024 recommendations and inspection notes. In addition, the request included a three plan review/final inspection documents with the following project numbers:

1. CMP 2022-119: Scope: 1 of 3 cabin duplex buildings junior boys". The inspection report listed "A" Rating -Approved".
2. PR2023BFS-003876: Scope: "Leland". The report read "recheck final: Approved.
3. PR2024BFS-000314: Scope: "Jasper Cabin". The report read final inspection: Approved".

The QFI report dated 5/13/24, listed the following camp buildings being inspected: Pleiades, Aurora, Big Dipper, Little Dipper Polaris, Orion, The Chapel, Sunrise (1,2,3,4,5,6), Dining Hall, S. Bath house, Egale, Hawk, Nurses building, Blue Jay (1,2,3), Laura's Crafts, Ark, Otter and Badger (1,2,3), North bath house, Timberwolf and Wolverine (1,2,3), Petoskey (1,2,3,4), Animal barn, Red Squirrel, Fox Squirrel, Flying Squirrel, Black Squirrel, Spotted Squirrel, Gray Squirrel, Juniper 1 and 2, Cottonwood 1 and 2, Ironwood 1 and 2, Tumble Weed 1 and 2, Sagebrush 1 and 2, Aspen 1 and 2, Mesquite 1 and 2, Sequoia 1 and 2, and Hickory 1 and 2.

In addition, the request included inspection reports from the Department of Licensing and Regulatory Affairs (LARA) Bureau of Survey and Certification for project number CMP 2022-119 with final approval of “1 of 3 cabin duplex buildings junior boys”; project number PR2023BFS-003876 final approval-no building name listed; PR2024BFS-000314 with final approval for Jasper Cabin dated 1/7/25. The request also provided a table with cabin names, square footage, capacity, toilets, sinks, and shower listings.

On 10/22/25, I conducted an onsite review with Mr. Curtiss. I toured the sleeping facilities. I inspected the camper occupied sleeping quarters and bathrooms. I found the cabin square footage measurements outlined in the request to be accurate.

I reviewed the licensing record and the Bureau Information Tracking System (BITS). The BITS search revealed the campsite (SR100200023) with listed capacity of 610 and the children’s camp license (CR100200638) with a listed capacity of 607. The campsite license had a modification to terms noted in the events on 9/7/2017 to change the capacity to 610. However, there was no record of prior capacity details or rationale for the modification change in the BITS database or licensing record. I reviewed the Qualified Fire Inspections and found the following:

QFI Inspection Date	Listed Capacity
6/22/2020	558
5/11/2022	558
6/7/2024	558

I reviewed the approved cabin capacities for the following living quarters to determine how the Qualified Fire Inspection listed capacity was determined. Based on the below table, the 558 capacity was determined with the exclusion 9 staff housing in cabin of *Wolverine 3*.

Village	Living Quarters	Person Capacity (Staff/Camper)	Square Footage
Founders			
	Eagle	14	406 sq/ft
	Hawk	14	406 sq/ft
	Bluejay 1	12	350 sq/ft
	Bluejay 2	12	350 sq/ft
	Bluejay 3	9	276 sq/ft
	Badger 1	11	324 sq/ft
	Badger 2	11	324 sq/ft
	Badger 3	11	324 sq/ft
	Timberwolf 1	11	324 sq/ft
	Timberwolf 2	11	324 sq/ft
	Timberwolf 3	11	324 sq/ft

	Otter 1	11	324 sq/ft
	Otter 2	11	324 sq/ft
	Otter 3	11	324 sq/ft
	Wolverine 1	12	350 sq/ft
	Wolverine 2	12	350 sq/ft
	Wolverine 3	(Staff Housing-9)	276 sq/ft
		193-9 = 184 beds	
Frontier			
	Mesquite 1	12	367 sq/ft
	Mesquite 2	12	367 sq/ft
	Tumbleweed 1	11	323 sq/ft
	Tumbleweed 2	11	323 sq/ft
	Seqouia 1	12	367 sq/ft
	Seqouia 2	12	367 sq/ft
	Ironwood 1	12	367 sq/ft
	Ironwood 2	12	367 sq/ft
	Aspen 1	12	367 sq/ft
	Aspen 2	12	367 sq/ft
	Sagebrush 1	11	323 sq/ft
	Sagebrush 2	11	323 sq/ft
	Cottonwood 1	12	367 sq/ft
	Cottonwood 2	12	367 sq/ft
	Juniper 1	12	367 sq/ft
	Juniper 2	12	367 sq/ft
		188 beds	
JumpStart Village (Tamaracks)			
	Gray Squirrel 1	12	365 sq/ft
	Gray Squirrel 2	12	365 sq/ft
	Black Squirrel 1	12	365 sq/ft
	Black Squirrel 2	12	365 sq/ft
	Fox Squirrel 1	12	365 sq/ft
	Fox Squirrel 2	12	365 sq/ft
	Flying Squirrel	12	365 sq/ft
		84 beds	
Fresh Start Village (Yurts)			
	Aurora	10	314 sq/ft
	Big Dipper	24	706 sq/ft
	Little Dipper	10	314 sq/ft
	Orion	24	706 sq/ft
	Pleiades	24	706 sq/ft
	Polaris	10	314 sq/ft

		102 Beds	
	Total Camp Beds	558 Beds + 9 extra staff: 567 beds	

In addition to the above listed areas. The following chart outlines sleeping quarters supported by BFS-Final Approval documentation.

Village	Living Quarters	Person Capacity (Staff/Camper)	BFS Approved
Lakeview			
	Jasper 1	12 (367 sq/ft)	1/7/2025: PR2024BFS-000314
	Jasper 2	12 (367 sq/ft)	1/7/2025 PR2024BFS-000314
	Leland 1	12 (367 sq/ft)	5/16/2024 PR2023BFS-003876:
	Leland 2	12 (367 sq/ft)	5/16/2024 PR2023BFS-003876:
	Charlevoix 1	12 (367 sq/ft)	6/6/2023 CMP-2022-119
	Charlevoix 2	12 (367 sq/ft)	6/6/2023 CMP-2022-119
		72 beds	
Frontier			
	Juniper 1	Listed above	6/21/21 CMP-2017-014
	Juniper 2	Listed above	6/21/21 CMP-2017-014
	Cottonwood 1	Listed above	6/21/21 CMP-2017-014
	Cottonwood 2	Listed above	6/21/21 CMP-2017-014

The following sleeping quarters are supported by QFI inspections. The camp could not provide BFS Plan Review/Final Inspection for the following sleeping structures. However, due to the QFI inspections and past practices in children's camp final approvals, the QFI report was accepted as compliant with final inspections prior to 2022.

Village	Living Quarters	Person Capacity (Staff/Camper)	BFS or QFI approval
Frontier			
	Hickory 1	12 (367 sq/ft)	QFI: 5/11/2022; CMP-2017-014 Final Approval Not Found

	Hickory 2	12 (367 sq/ft)	QFI: 5/11/2022; CMP-2017-014 Final Approval Not Found
		24 beds	
Lakeview	*Built Prior to 1973*		
	Petoskey 1	14 (406 sq/ft)	QFI: 6/22/2020
	Petoskey 2	14 (406 sq/ft)	QFI: 6/22/2020
	Petoskey 3	14 (406 sq/ft)	QFI: 6/22/2020
	Petoskey 4	14 (406 sq/ft)	QFI: 6/22/2020
		56 beds	
Sunrise Lodge	*Built in 1994*		
	Sunrise 1	15 (462 sq/ft)	QFI: 6/22/2020
	Sunrise 2	15 (462 sq/ft)	QFI: 6/22/2020
	Sunrise 3	15 (462 sq/ft)	QFI: 6/22/2020
	Sunrise 4	15 (462 sq/ft)	QFI: 6/22/2020
	Sunrise 5	14 (429 sq/ft)	QFI: 6/22/2020
	Sunrise 6	14 (429 sq/ft)	QFI: 6/22/2020
		88 beds	

I reviewed the Environmental Health Inspection (EHI) reports from Benzie – Leelanau District Health Department within the licensing record. The EHI reports include information about campsite facilities including septic and well status, other campsite findings. The EHI reports included reports from 2018-2025. All report had acceptable ratings.

I requested an updated EHI attestation that the septic and well systems can support a capacity of 807. On 04/08/2026, I received a letter from the Benzie-Leelanau District Health Department environmental sanitarian reading the "*This correspondence is in regard to the growth of Lake Ann camp and the associated on-site sewage disposal systems since 2019. All new infrastructure has been applied through Benzie-Leelanau District Health Department and permitted to adequately serve the sewage disposal demand. Provided records were reviewed and found acceptable*."

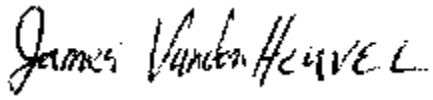
I reviewed the table provided in the modification request of toilets, sinks, and showers at the facility. The table listed 110 toilets, 121 sinks, and 77 showers. Based on the requirements in administrative rule 400.11307, camps with a capacity of 807 must have a minimum of 44 toilets, 42 sinks, and 42 showers.

The modification request also identified a capacity of 48 with the designation "Fresh Start Tents" on the listed spread sheet. Mr. Curtiss wrote "*we have 10-person tents (but put only 8 people in each-same as raft group). These tents are used at our Wexford County property when we have campers rafting on the Pine River, and some weeks they may be set up on our main property for an additional night. These are used only for our Fresh Start Program."* Due to the temporary nature of use of

the tents for travel groups, the capacity of tents are not factored into the overall site capacity.

V. Recommendation

I recommend the campsite and camp program license be modified to an approved capacity of 807.



4/9/2026

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James Vanden Heuvel Date
Lead Licensing Consultant