



44.3932,-86.2207

— NEIGHBOR SCREEN

ONEKAMA, MI

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 44.3932,-86.2207

PIN Not provided

Request Date 2025-12-19

Manistee County, MI • 44.3932,-86.2207

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-014-010-15, 11-014-010-10, 11-015-009-25, 11-015-009-07		Dexter and Patricia McCormick	Individual	Dexter A. McCormick and M. Patricia McCormick established a private family foundation in 2019 based in Zionsville, Indiana (1) and both serve as its trustees (2), reflecting substantial assets and philanthropy. They own multiple parcels of land in Onekama Township (as indicated by county property records) but maintain their primary residence outside Michigan (3). No public statements or involvement by the McCormicks in local development discussions could be found in available records (4).	unknown	High	Initiate contact through a personalized outreach highlighting community benefits. Emphasize how the project can align with local community improvements and maintain property values, appealing to their broader philanthropic perspective and interest in community well-being.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-014-011-00, 11-014-012-00, 11-015-012-00		Christine A. Melling	Individual	Manistee County property records list Christine A. Melling as the owner of three parcels in Onekama Township (5). She has no presence in local news archives or township minutes — no public statements or civic roles are documented under her name as of the latest searches (6).	unknown	Unknown	Approach Ms. Melling in person or via a trusted community introduction to build rapport. Provide clear information about the project and listen to any concerns she may have, assuring that her property's use and quiet rural lifestyle will be respected.	M
11-014-009-50		Peter and Sarah Armstrong	Individual	Peter and Sarah Armstrong own a residential parcel in Onekama Township (per county parcel records) (7). They do not appear in any Onekama community meeting notes or local news reports — the surname surfaces only in unrelated contexts (e.g., a school coach) and not in development matters (8).	unknown	Low	Engage the Armstrongs with a friendly, informal meeting or phone call. Share information about the development's plans and impacts, and invite their questions, demonstrating respect for their perspective and addressing any practical concerns (traffic, noise, etc.) they might have.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-014-010-05, 11-015-009-05		Daniel and Alfreda Korona	Individual	Daniel and Alfreda Korona are listed as owners of two adjacent parcels in Onekama Township (9). There is no record of the Koronas participating in local government meetings or voicing opinions on land use in media sources; they have remained outside public view regarding development issues (no mentions found in township minutes or news) (10).	unknown	Low	Reach out to the Koronas through a personal visit or local referral, acknowledging their long-term stake in the land. Emphasize that the project will not disrupt their farming or property usage and address any questions about infrastructure (like drainage or road access) proactively.	M
11-014-010-20		Thomas and Marguerite Slovik	Individual	Thomas Slovik (born 1957) was a Onekama-area landowner who passed away in 2020 (11). His wife, Marguerite Slovik, is the surviving partner and current title holder of their parcel, but she has not been publicly involved in township meetings or debates on local developments (no references to her in available records) (12).	unknown	Low	Approach Mrs. Slovik with empathy and a personal touch, possibly through a mutual community acquaintance. Recognize her family's tenure in the area and patiently address her concerns, highlighting that the project will respect her property's value and the community's heritage.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-440-094-00		Tinsley James S & Kathryn M	Individual	James S. "Jim" Tinsley has been an active voice in Manistee County, authoring letters to the editor on local school funding issues and federal legislation (13) (14). No record was found of Tinsley holding any official position in Onekama, but his frequent public commentary suggests he is an engaged community member (15).	unknown	Medium	tax_revenue_benefit. Engage him with data-driven explanations of how the development could boost local tax revenue (for example, funding for schools), which aligns with his focus on public funding and community benefits.	M
11-440-096-00		Hasse Roderick L & Melissa A	Individual	Roderick and Melissa Hasse own property in Onekama Township but have maintained a low profile, with no mention of either in local news reports or civic records (16). There is no evidence of the Hasses taking any public stance on development or participating in community meetings as of this report.	unknown	Low	Use a neighborly, informal approach to open communication, as they have not been publicly active. Listening to any concerns in a one-on-one setting may encourage them to share their thoughts.	M
11-520-029-00, 11-520-000-00, 11-520-001-00		Case Road Associates	Individual	See ORG table.	unknown	Unknown	This entity is addressed in the organizational profile; engagement strategy should follow corporate/LLC stakeholder outreach protocols.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-440-093-00		Snyder Philip C & Karen J (Le)	Individual	Philip C. Snyder and Karen J. Snyder are private landowners in Onekama Township with no public history of civic roles or statements on community projects (17). Their property is listed under a life estate, indicating a personal estate planning arrangement; otherwise, they have not been prominent in local affairs.	unknown	Low	Approach via a trusted community intermediary or family acquaintance, emphasizing respectful communication. Given their low public profile, one-on-one conversations addressing any personal concerns would be most effective.	M
11-023-009-25		Smeltzer David & Waters Mary	Individual	David Smeltzer manages Westwind Orchards, a fourth-generation fruit farm in Onekama Township (about 175 acres of apples and cherries) established by his family in the late 1880s (18) (19). He has been a visible advocate on agricultural issues, openly discussing crop losses and supporting state assistance programs for farmers during a difficult 2012 harvest season (20) (21). His wife, Jennifer Smeltzer, is a well-known local figure who worked in the Michigan Legislature and even ran for a Onekama Township trustee seat in 2020, reflecting the family's significant community engagement (22) (23).	unknown	High	farmland_preservation, heritage_family_legacy. Have a respected agricultural community leader or neighbor approach the Smeltzers. Emphasize how the development can be compatible with farming and honor local heritage, which aligns with their long-term family legacy and interest in preserving farmland.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-014-010-00, 11-015-009-01		Mccarthy Dennis B Trust	trust	See RESIDENT table.	High	unknown	Engage Dennis McCarthy directly with community-focused discussion; emphasize how the development aligns with local values and preserves Portage Lake's integrity, given his civic involvement	M
11-014-007-00		Agle Ardath Trust	trust	See RESIDENT table.	Low	unknown	Use a personal, low-key outreach to Ardath Agle; address any concerns about disturbance and highlight minimal impact on her property's peace and value	M
11-440-143-00, 11-440-142-00		Kane Kevin & Eilene Trust	trust	See RESIDENT table.	Medium	unknown	Coordinate early with Kevin Kane given his zoning role; demonstrate the project's compliance with local ordinances and minimal impact on nearby residences	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-520-028-00		Carroll Ruth K Trust	trust	See RESIDENT table.	Low	unknown	Approach through respectful personal communication (likely via family or local connections); reassure that the development will not negatively affect her property or lifestyle	M
11-015-010-00, 11-015-011-00, 11-440-091-00		Jfs Real Estate Group Llc	llc	JFS Real Estate Group LLC is a property investment company that purchased a mixed-use commercial building in Onekama for \$300,000 in June 2021 ²⁴ . The company subsequently spent approximately \$328,500 on renovations and later sought a cash-out refinance to recoup those funds ²⁵ . Financial filings characterize JFS as a real estate holding company, indicating its primary focus is property investment ²⁶ . The ultimate ownership of JFS is not publicly disclosed; records show a single 100% owner, suggesting a privately held venture ²⁷ .	Low	land_investment	Identify and engage JFS's principal investor(s) on a business level; highlight how the project could enhance property values or offer partnership opportunities rather than competition	M