

Lake Township News

On the Sandy Shores of Lake Huron from Gagetown Road to Oak Beach County Park

Winter

December 2006

Shoreline Protection Project

By Louis J. Colletta

During my tenure as a planning commissioner, I have had the opportunity to attend numerous seminars and educational programs related to community planning. It is emphasized in these seminars that community planners need to take a proactive approach in guiding development in order to facilitate growth that will enhance a community. I strongly believe that our community needs guidelines for development and/or redevelopment of our shoreline area which will preserve and maintain our community's rural resort character. Chapter 18 (Overlay Zone) is a proactive approach which will achieve our goal. As the planning commission works to fine tune Chapter 18, community input and involvement is important for its success and implementation.

The Planning Commission held a public hearing on the proposed overlay zone along the M-25 corridor on September 27, 2006. The overlay zone is the result of the Shoreline Protection Project funded in part by the Department of Environmental Quality Coastal Zone Management Division. As part of this project, all township property owners were sent a survey in April 2005. The results of the survey, which had a 59% response rate, were analyzed by Michigan Sea Grant, a joint program through the University of Michigan and Michigan State University. If you haven't read the results of this survey, they are available on the Township's website.

Mike Klepinger of Michigan Sea Grant, who worked with the Planning Commission on this project, wrote in a 2002 report, *Status of Planning and Zoning in Michigan's Great Lakes Shoreline Communities* "Michigan "coastal areas are experiencing 'linear sprawl' similar to the suburban 'growth rings'" around Michigan's major metropolitan areas."

The goal of the shoreline protection project was to build support for protecting our coastal lands, water quality and scenic values. Analysis of the survey results was indicative of landowner support to preserve the view of Lake Huron. With the above stated goals in mind and landowner support for viewshed preservation, the planning commission enlisted the assistance of Land Design Collaborative in drafting the Overlay Zone, Chapter 18 of the proposed zoning ordinance.

It was stated in the draft of the Overlay Zone that the overlay area was all parcels within 500' of the centerline of M-25. The intent of the overlay zone is focused on the shoreline and M-25 corridor. The boundaries of the overlay zone apply only to those properties within 500' that are visible along M-25 or have frontage along M-25. These boundaries will be clarified more specifically in Chapter 18.

The major regulatory changes in the overlay zone from the existing zoning ordinance are a more detailed site plan review process, graduated side yard setbacks based upon lot width, lower height limitations for accessory structures, and a 10' "natural area" buffer

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strip adjacent to the M-25 right-of-way. Additional regulations are loosely termed as suggestions or recommendations with the intent that landowners will take them under consideration in an effort to maintain the rural resort character valued by township residents.

Although development along our shoreline area began over 40 years ago with summer cottages leaving very few undeveloped lakefront lots, over the years we have seen many of these cottages remodeled into year round homes. More recently we are seeing the bigfoot trend move into our area. In the September 2000 issue of Planning & Zoning News, "Bigfoots: Lurking in a Neighborhood Near You?" Michele Manning states, "In Michigan, problems with bigfoot homes have become common place In shoreline areas, purchasers invest in lots that were platted for modest second homes or cottages. In some instances two lots may be purchased to make space for the larger home to be built. However, in lakefront communities these bigfoot homes not only change the character of the neighborhood, they reduce opportunities for affordable access to the shoreline and often increase stormwater runoff as there is less land to absorb rainwater. In some cases, bigfoot homes built on lakeshore properties have also diminished the views for neighboring residents."

Approximately 70 persons attended the September 27th public hearing with the overwhelming majority objecting to the proposed overlay zone. Although these 70 persons do not constitute a majority of landowners along the M-25 corridor, it is difficult for the planning commission to make a recommendation without public support. As of this time, the planning commission is revisiting Chapter 18 in an attempt to achieve the goals of the shoreline protection project. **However, the planning commission feels some clarification is needed on Chapter 18:**

The purpose of the overlay area is not to take away property rights. It is to preserve, protect and enhance property values. The overlay district would provide a set of standards for new development and redevelopment that would maintain the character of the community and protect the water quality of Lake Huron.

Viewsheds - the survey results showed that a number of lakeshore residents were concerned about maintaining their views of the shore. Bigfoot homes with higher rooflines can block the views that so many of our residents cherish. The overlay district addresses this issue by limiting the size and height of buildings and having standards for landscaping. Limiting lot coverage on waterfront properties protects the lake from additional runoff. Without adequate pervious surfaces for rainwater filtration, the water quality of our lake suffers.

General Character of Buildings - again residents stated they were drawn to this area because of the cottage resort character of the area. The majority of homes in the community are modest wood sided cottages and Chapter 18 suggested building materials in keeping with this characteristic.

Landscaping – the overlay district encourages the use of native plant materials. Native plants are those which would grow naturally in the area and require little or no maintenance. The advantages of native plants along the shoreline are many. Natives require no fertilizer and they rarely need watering while providing excellent nutrient uptake and decreasing sedimentation runoff, which benefits the water quality of Lake Huron. The added bonus is, with very little upkeep they flourish and you can spend your weekends enjoying the cottage. It is not the intent of the Township to tell property owners how to landscape their yards, it is merely to advise and provide suggestions that will benefit our community's water quality.

These are just a few of the questions and concerns that came up at the public hearing. In the coming months the planning commission will review Chapter 18 to assure we are addressing the issues of our community. We still believe that the residents of our community want a lake that is safe to swim in and uncontaminated wells for drinking water and household use. In a lakefront community without a municipal water or central sewer system, it is in everyone's best interest to protect our natural resources. One thing is certain, in order to protect the health, safety and welfare of our residents, Lake Township needs to develop a plan that will create a balance for growth and preservation.

We will continue to review Chapter 18 and receive comments and suggestions from our residents as we strive to accomplish the goals set forth by our community. As always, we encourage the public to attend the planning commission meetings and offer their input and suggestions. If it is not convenient for you to attend a meeting, please feel free to email us at info@laketownship.net, send us a fax at 989-856-9710 or call our offices at 989-856-4867.

For further information regarding shoreline protection, please read:

[Yours to Protect, a Guide to Sensitive Shoreline Development](#) available through the Michigan Land Use Institute www.mlui.org

[Status of Planning and Zoning in Michigan's Great Lakes Shoreline Communities](#), Michael R. Klepinger, Extension Specialist, Sustainable Coastal Community Development Initiative, Michigan Sea Grant College Program, December 2002 www.miseagrant.umich.edu

ELECTION RESULTS

64% of the registered voters in Lake Township cast a ballot in the General Election on November 7th. The township has 814 registered voters and 524 votes were cast, a very good turnout for an off year election.

Results for the:

31st State Senator

Rep. Zachary Nuncio _____ 118
Dem. Jim Barcia _____ 382

84th District State Representative

Rep. John Hunt _____ 197
Dem. Terry Brown _____ 308

7th District County Commissioner

Rep. Andy Preston _____ 204
Dem. Donald Pascarella _____ 278

Lake Township Proposal 1

Police Protection
YES _____ 209
NO _____ 290

Lake Township Proposal 2

Pigeon District Library Funding
YES _____ 215
NO _____ 275



Thank you to the election inspectors that worked the first shift and arrived at 6AM to prepare for the voters and to the second shift for staying until 10PM to finalize all the election paperwork. Great job!

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**Best wishes** go out to Karen Sienkiewicz on her retirement. Thank you for your years of service as our secretary and Deputy Clerk.

**And ...** a welcome to Kathleen Bolton who has joined our office as secretary and Deputy Clerk. Kathleen and husband, Bob, have moved to Lake Township from Ray Township where she also served as Deputy Clerk. We are glad to have her on board.

**Congratulations** to Lake Township resident Robert Siver for his appointment to the Huron County Board of Health.

## TOWNSHIP FIRST RESPONDERS RECEIVE AED UNITS

Lake Township residents asked the Township to supply our First Responders, Nora Jacoby and Bill Simmons, with AED units since they are first on the scene of a medical emergency in our township. The township responded and the units have been purchased and delivered. We are fortunate to have two qualified and willing individuals to respond to our medical emergencies.

An **AED (Automated External Defibrillator)** is a portable electronic device that can audibly prompt and deliver an electric shock that will disrupt or stop the heart's dysrhythmic electrical activity. The shock will not start a dead heart, but it will stop certain lethal rhythms and give the heart a chance to spontaneously re-establish an effective rhythm on its own. According to the American Heart Association, CPR rescue attempts using electric defibrillation or AED's improves survival rates by as much as 49%.

## RECYCLING

**Special thanks** go out to the residents that volunteered their time to the recycling program this year. We couldn't offer this service to our community without the generous donation of time by our volunteers.

**Thank you,** also, to Paul and Joyce Miller for their financial contribution to our recycling program.

The recycling program is once a month on Sunday's from 10-2pm. **If you would be interested in helping out and volunteering for a day please call the office** at 856-4867 or email us [info@laketownship.net](mailto:info@laketownship.net)

## SEWER STUDY

After several meetings and much research, the septic committee, headed by Trustee RoseAnn Remer, supported the Township Board's decision to apply for a USDA grant to conduct a preliminary engineering sewer study in Lake Township. The grant was awarded and the township has contracted with Wade Trim to do this study. Wade Trim is working with the septic committee to evaluate conditions of sanitary disposal within Lake Township and will report back with a recommendation in the near future.

Thank you to Trustee Remer, Jeanne Henry, Bob Siver, Karen Sienkiewicz, Jim Roland of Hume Township, Arnie Russell, Lou Colletta and Kathleen Bolton for their time and dedication to this issue.

## TOWNSHIP SCHEDULE

### OFFICE HOURS

THE TOWNSHIP HALL OFFICES ARE OPEN **MONDAY – FRIDAY FROM 10:00 AM UNTIL 2:00 PM.** OFFICIALS' OFFICE HOURS VARY. IT IS BEST TO CALL AHEAD OR MAKE AN APPOINTMENT IF YOU NEED TO SPEAK TO A TOWNSHIP OFFICIAL.

### TOWNSHIP BOARD MEETINGS – TOWNSHIP HALL

TIME – 7:30 PM (6:30 PM DECEMBER – FEBRUARY)  
DAY – THIRD MONDAY OF THE MONTH – LAST MONDAY IN MARCH

### PLANNING COMMISSION MEETINGS – TOWNSHIP HALL

TIME – 7:00 PM  
DAY – FOURTH WEDNESDAY OF THE MONTH EXCEPT NOVEMBER & DECEMBER  
WORKSHOP MEETINGS MAY BE SCHEDULED AT OTHER TIMES AND POSTED.

### ZONING BOARD OF APPEALS – TOWNSHIP HALL

TIME - 7:30 PM ON WEDNESDAYS UPON APPEAL APPLICATION

**FIRE BOARD (CAFFA)** MEETS EVERY FIRST & THIRD WEDNESDAY AT 7:00 PM AT THE FIRE HALL IN CASEVILLE.

### TOWNSHIP BOARD

SUPERVISOR/ASSESSOR – CLAY KELTERBORN

CLERK - VALERIE MCCALLUM

TREASURER – DOROTHY FISCHER

TRUSTEES – ROBERT HYZER  
ROSE ANN REMER

ZONING ADMINISTRATOR – ARNOLD RUSSELL

BUILDING INSPECTOR – TORY GEILHART

SECRETARY/DEPUTY CLERK – KATHLEEN BOLTON

## LAKE TOWNSHIP HALL

PHONE: (989) 856-4867

FAX: (989) 856-9710

WEBSITE: [www.laketownship.net](http://www.laketownship.net)

**LOCATION ADDRESS:** 4988 W. KINDE ROAD  
CASEVILLE, MICHIGAN 48725

**MAILING ADDRESS:** P.O. Box 429  
CASEVILLE, MI 48725-0429

## TRANSFER STATION HOURS

**DAVE KING, ATTENDANT**

**MAY – OCTOBER** SATURDAY & SUNDAY 9 AM TO 4 PM

**NOVEMBER – APRIL** SUNDAY 9 AM TO 4 PM

(EXCEPT CHRISTMAS AND NEW YEARS' DAY)

**Burning permit - Call 856-9198**

## 2007 Recycling Schedule

The following dates are on Sundays from 10:00 A.M. until 2:00 P.M.

Please make sure that all recyclables are clean. CLEAR GLASS ONLY – BROWN OR GREEN GLASS NO LONGER ACCEPTED. A list of acceptable items is available upon request at the Transfer Station or on our website at [www.laketownship.net](http://www.laketownship.net).

Please **DO NOT** drop off recyclables at the Transfer Station on any dates other than the following:

**January 14<sup>th</sup>**

**February 18<sup>th</sup>**

**March 18<sup>th</sup>**

**April 15<sup>th</sup>**

**May 20<sup>th</sup>**

**June 15<sup>th</sup>**

Leaves, grass and tree trimmings are accepted at the Transfer Station during regular hours at no charge.