

Lake Township Planning Commission

Public Survey Results – Master Plan Input – Summer 2022

Appendix – Detailed 'Write-In' Comments

Question # 3 – What is the biggest **threat** to the viability of our township as a desirable place to live? 'Other' responses:

- o Property Taxes
- o Lack of environmental control
- o adequate internet service
- o The Ironman event
- o overdevelopment
- o Over building and too many people
- o unregulated zoning permits re housing
- o Climate change
- o The pressures of development to enlarge current residences along shorelines and waterways and the pressure to now develop on the slopes and ridgeways in the respective watersheds. The removal of forested land, woodlots and trees in the course of development is a major threat to water quality and to the natural resources of the area.
- o lack of access to appropriate healthcare
- o Electric lines are vulnerable to falling trees and limbs.
- o Contd. indiscriminate logging of viewsheds esp. steep slopes!
- o use of poisons for "invasives" both directly in and near our waters including upkeep of suburban style lawns, septic tanks near water, the use of so called fracking fluids on gravel roads, the lack of viable farmland within the township as a food crisis looms
- o Risk that future land development will damage scenic beauty and community
- o You missed a big one that many of us care about—overcrowding and degradation of natural resources. That's why many of us live here!
- o proper competent fair zoning (and available officer for information when I call)
- o Peak season demand.
- o Over development, loss of water quality, rural character
- o property values and short term rentals go hand in hand
- o Overdevelopment
- o lack of enforcement of existing ordinances
- o Taxes are high
- o Over reach by unofficial homeowners associations and individuals who would regulate the culture of Benzie County out of community to create a version of downstate living. An Up North vacation spot means different things to everyone. It could be a cabin, a mansion, or a camper on otherwise vacant property. As long as it looks nice and human waste and trash are properly

secured and disposed of, how a residence chooses to house themselves isn't a big concern for me. I think it is a mistake to limit Lake Township to only those who can afford to construct and/or maintain a house.

- o Short term rentals have a tendency to erode a community. We need careful planning of how we move forward and what is allowed.
- o Development
- o Marijuana stores
- o Crystal lake swimmer's itch and e-coli .
- o Overdevelopment near the lakes; Unrestricted development that harms the environment.
- o Overdevelopment/Loss of Green Space
- o weak zoning rules/regs that allow inappropriate building

Question # 5 – Would you like to add any other comments related to Township Public Services not mentioned above?

- No
- Extremely hazardous traffic area around Riverside Canoe business,
- Enforce zoning and permits.
- The number of power boats and jet skis operating illegally close to Crystal Lake shore is a hazard to swimmers; needs to be better inspection and enforcement of septic systems, especially near the lakes and rivers
- Power grid need improvement. More detail to drainage and stopping erosion from roads draining onto unstable soil.
- Invest in: 1. Schools/Vocational Training; and 2. Recycling.
- No
- need more rules about rentals and zoning and enforcement of these
- Short Term Rentals add value to our area. They provide revenue while keeping with the charm of the community.
- home and/or room rentals are exponentially growing. This impacts the neighborhood atmosphere in having homeowners as home users, as well as unknown individuals in the neighborhood without the escort of the homeowner. Rentals should be on a limited basis. Perhaps 14 days per year.
- Keeping junky properties in check will encourage building and commerce (woods are fine and good, just not junk), same for including/upgrading the roads with bicycle and pedestrian access, this will all PROMOTE development
- Cutting of vegetation along M-22 beyond right-of ways.
- We might consider strengthening rule/guidelines to limit/eliminate lawn chemicals, reduce light pollution, and ban bird feeders (bear feeders)
- Please Monitor and enforce rules at the lake access points. People are installing docks, boats, and lifts on little Platte Lake lake at lake access points for Dye Brothers community and do not live on lakefront.
- Broadband and Cable TV options are non-existent

- My major concern is enforcement and very limited waivers. I neighbor said a former administrator said "any lot is buildable". Unfortunately, this seems to be true on Crystal Drive.
- Clear explanation on difference between residential versus commercial zoning
- I don't have complaints about much but then again I am not always aware of issues if they don't pertain to me. Or I have not used or needed such services therefore can't answer easily. Such as I have broadband, but I know others don't. I know it is difficult to get in our area. And I have not experienced a fire...which I am grateful for, but I am not certain if what we have is adequate.
- Township officials are very responsive and helpful.
- Thank you for the two dump days in the summer. That's a great perk! If there are any options for recycling pick up, that would be great!
- Traffic speeding on Crystal Drive is a continual problem and gets worse each year. The speed limit should be 35 MPH.
- Curbside recycling
- Short term rentals are increasing, more late night noise, light pollution, overloaded septic systems, roadside parking (10+ cars), etc.
- While the current master plan has a principle foundation of maintaining the unique and high value environment of the area, and has goals outlining the protection of unique natural areas, swamps, forests and watercourses from urban types of development, and stresses sound zoning principles, I am not sure the provisions of the Crystal Lake Watershed Overlay and ordinance regarding environmentally sensitive areas are given strong consideration, when viewing the very large environmental footprint of new builds/rebuilds and clearing/development on steep slopes within the watershed and uplands of the watershed. The steep slopes and ridgelines are at risk as urban type development continues.
- Twp. 2 trash collection days are excellent
- I appreciate the trash drop off days in summer.
- Since Deadstream Road was repaved the traffic on the road has increased significantly and the cars, trucks, and campers almost always exceed the speed limit. It is dangerous for walkers, bikers and pets. There is going to be a horrific accident one day. Traffic should be routed through Platte Road which is built to handle the speed and volume.
- Short-term rentals on a weekly basis are fine. It is anything less than weekly that is a concern.
- We are seeing more trailers parked on homesites on Crystal Dr. They are used for part time residents. They look bad, I understand they are in violation of zoning. Two near me have water loaded into them and electricity so they are not in storage which would be a violation also. The homes are in use not in construction. I am concerned about the look of them and the issues with black and grey tank refuse. One home has a huge sailboat parked for years on the property, calling it a part time bedroom. One owner had a 16 ft airstream and now parks a 25 ft airstream. The lake is so beautiful and this is not how we want the TWP property to look.
- I find my dealings with township personnel very positive. I think the township management is effective. I neither expect or want big city services.
- Short-term rentals should be directly/highly regulated, including licensure and fees. More attention needs to be paid to environmental and water quality, such as addressing runoff, construction near water, dunes and other sensitive properties. The county does not have a strong handle on construction regulation; many current construction projects clearly do not meet code, or don't get

permits/inspections, or don't follow appropriate practices (e.g., setbacks). Unattended cottages and their septic systems should be addressed more closely. These issues are all a direct threat/risk to our township and natural environment that defines our area. We don't stand a chance against outside influence and development if we aren't proactive about protecting what makes this place special.

- Biggest problem (from my view) is zoning, including docks built into Crystal Lake
- Road pavement striping on Deadstream inadequate, needs to be done more frequently.
- Mercury lights still in use and lights after 11pm. Woodland dr. Blocked by 4 or 5 residents
- Not at this time.

Question # 6 – **Roads** in the Township are:

'Other' write-in responses:

- Consider summer speed bumps for Deadstream road
- unmaintained Township Roads should be vacated to property owners Associations
- Snow removal is abysmal and should be improved
- have a drainage plan, that is sustainable and environmentally friendly, stop erosion.
- affordable housing is an issue throughout Benzie County. There needs to be a master plan to address this even in Lake Township.
- crystal drive needs to be wider from Warren to Beulah
- The roads are in bad condition...PERIOD
- Commendable!
- The end of Birch Trail is very difficult to get through in the summer due to the Riverside customer parking. Riverside should be required to utilize their own lot or make more spaces. It is very difficult for property owners to get through in the summer. Most times people stand in the road putting on their lotion, kids run out from cars unsupervised, etc. if this isn't an option, signs should be posted that it is a public road and people will be fined for blocking the road. Alternatively, Riverside can have an employee overseeing the Birch Trail parking area on at least they weekends and holidays. It is quite dangerous and people actually seem seem annoyed at cars driving in and out of the road.
- Could white birch trail be expanded to have the road maintained to the end?
- Should be kept repaired and maintained.
- Speed limit on Crystal Drive should be 35 mph or lower
- Speed limit on Crystal Drive should be 25mph
- Consider removable speed bumps on Deadstream. Av speed is way too high.
- I think most are adequate though some could use improvement. Improvement does not necessarily mean paving to me unless there is a resource or other benefit.

Question # 8 – Township Park

'Other' **existing** amenities and activities:

- o Haven't used them yet
- o bike racks
- o trails
- o hiking, cycling and walking
- o Views & status
- o Sit and enjoy the view and fresh air.
- o Parking
- o none but I support the Park
- o Peace and relaxation, especially at sunset.

Question # 10 – Township Park

'Other' **additional** amenities and activities that could be added:

- o Need to limit or eliminate commercial use of the canoe/kayak loading area,
- o volleyball, boce ball or badminton sand area.
- o keep it simple
- o cycling access on roads
- o More pollinator areas.
- o There are too many benches facing the river. More picnic tables and a pavilion would be better used
- o Shouldn't rush to repair things exactly how they were. Should think about long term planning and resilience, including potential for fluctuating water levels in future.
- o please keep it simple!!
- o Less dogs
- o no opinion
- o Any landing improvements should also be discussed with NPS in light of visitor use management strategies on the river. Actions taken on lake township property can have upstream impacts. I've stopped canoeing the Platte river because the experience is no longer desirable to me due to the volume of users and use of tubes. Use of tubes is fine, it's just the volume impedes the ability to canoe or paddle. I think repair due to high water damage should be thoughtfully considered with resiliency to withstand another high water cycle.

Question # 12 – Protection and preservation of natural **environment**

What is your opinion about Master Plan emphasis on preservation and protection; 'Other' responses:

- o the current level of preservation seems adequate however the cities and more dense population centers could be expanded to include more services and amenities.
- o Clear-cut logging should be banned!
- o No Dollar stores!!!
- o riverside needs to make sure they pick up trash that is deposited by their tube rentals
- o I support strong measures to preserve and protect the natural environment.

Question # 13 –

Is there anything more the Township can or should do to help protect the natural **environment**? 'Other' responses:

- o Do not implement draconian policies that benefit wealthier land owners (lakeside) and punish landowners higher up in the watershed. The approval of the recommendations by the CLWA within Crystal Lake Township was an example of bad policy.
- o DO not allow events such as the Ironman that disturb the area
- o enforce current zoning policies; modify zoning policies to recognize current trends for larger homes and rental of homes; ensure new homes are not significantly impacting the properties and use of existing homes by encroaching lake views, water runoff on neighbor properties, etc.
- o Become a dark sky sanctuary
- o Difference between residential and commercial zoning...How rentals fall into this category
- o Protect wetlands on dead stream rd
- o I would particularly like to see the swamp area on deadstream, between big platte and old Indian hill rd, preserved.
- o Invasive species remediation.
- o Protection of the environment is the most critical factor
- o Consider zoning in the watersheds which further protects adequate vegetation buffers, considers slope in impervious surface and trees/vegetation calculations, protects viewsheds and minimizes development on steep slopes to protect land and water quality, eliminate culverts into waterways, require best practices for soil and water quality in forestry and farming.
- o Please review septic systems for compliance other than when property is sold rty is sold.
- o Promote dark skies and make regulations about noise such as leaf blowers
- o Regulate short term rentals; allow but strongly control the type and nature. Regulate septic systems near water. More strongly control construction and protection of dunes,

natural areas. Push county to actively enforce laws for which they have purview (including construction zoning, planning, regulation).

- o zoning - we need we-based up to date information, and access to a zoning commissioner from a simple phone call
- o Try to keep from the Twp being overdeveloped by investors.
- o promote and use renewable energy sources

Question # 14 – Do you believe the **lakes** in our Township are being adequately preserved and protected? 'Other' responses:

- o new development or expansion is often based on a legacy aesthetic that emphasizes park-like environments and paving. It's the current culture of development that is problematic.
- o Enforce septic tanks
- o need to finally eliminate swimmers itch in Crystal Lake
- o the current ordinances should be improved to close existing loopholes, provide more detailed examples, provide more consistency across townships so that all developments around the lake follow similar requirements
- o There definitely should be restrictions on any development around and source of water (lakes, streams, wetlands). It doesn't necessarily mean it will RESTRICT development, just that it has to be done properly and with CARE. Which is good for all of us.
- o The use of road salt should be avoided entering runoffs to the lakes.
- o Use of fertilizer of grass on lake
- o Construction wise, I think the current ordinances are fine; however, I do think that lawn fertilizer should be prohibited on the lakes. Most of my neighbors fertilize their lawns on the lakeside.
- o STRs with 15-20 people renting a cottage is overloading septic systems week after week, this impacts the water shed and lakes when septic systems fail and are overloaded.
- o Adequate (if the ordinances are enforced)
- o Fertilizer and sewage ordinances that prevent discharge of Phosphorus/sewage to the lakes should be enforced heavily
- o see my note on septic upgrades more frequently
- o I wanted to check two of these ("check all that apply") but that did not work. The two: Add more protections, and severely restrict. Thanks!
- o Any planning language telling people WHAT they should do should be accompanied by a list of resources by which they can accomplish your goals. If there are few to no landscape companies (other than lawn-mowing/snow plowing) willing to do the physical work or companies/workers to help people retain their riparian edges, then planning becomes a futile wish, not an achievable goal.ty.
- o I do not have enough information to comment.

Question 15 – What types of **housing** would best serve the Township’s future needs?

‘Other’ responses:

- o this is a huge topic that needs to be addressed in a public forum(s). Again, the legacy aesthetic makes all these options problematic.
- o Inexpensive family housing for working families in GREAT school zones.
- o ADUs
- o encouraging strategic, smart development is a good thing. family homes on the tracts is good, with the ability to be able to short term rent, like airbnb will bring in tourism, etc, and help economic growth.
- o Thoughtful zoning and planning can accommodate most suggestions above within reason
- o Tiny home permanent structures on less than an acre
- o Any buildings should keep environmental concerns paramount
- o Stop development and maintain natural areas.
- o don't know but I do see more big renovations around Crystal Lake and more short term rentals
- o Although I am pro affordable and senior housing in general, I would only be for it if there was a way to utilize current buildings. It's extremely important to not build anymore in this beautiful place.
- o Low-density single-family housing is most appropriate for Lake Township, and essential to persevering its current state. I am very supportive of additional Affordable housing, but there are other parts of Benzie County which make much more sense in terms of location and access to services. The Township should prohibit, or strongly regulate, attached, multi family housing, and housing developments.
- o Be careful of overdevelopment.
- o I am unsure of the current housing needs
- o Consider areas adjoining the NPS boundary to be maintained as natural areas or larger tracts to preserve the natural character of the park. In the future it'd be great if visitors are able to enter the park on roads through private lands that do not have a high density subdivision feel.
- o encourage smaller single family homes current zoning. Conservation condominium developments might be interesting for developing larger parcels.

Question # 17 – If more **businesses** should be brought to Township, what type of businesses should be added? ‘Other’ responses:

- o permaculture (aligned with nature) agriculture operations. help establishing food gardens on residential properties. bike rental and repair. retrofitting houses and businesses for dark sky compliance. outdoor and art experiences for visiting and resident kids
- o professional services, medical, fitness, and small to medium retail, and restaurants

- o coffee shop in downtown Honor
- o increase medical options
- o Good year round jobs.
- o not sure if a lot of commercial is appropriate for Lake Township
- o and to serve tourists
- o Restaurants/coffee
- o We are pretty localized in what could be good for our area - mostly vacation related business.
- o Small Restaurants /brewery's in the town of honor not rural areas and NO more dispensaries
- o Maybe restaurants but not sure how feasible that is.
- o Grocery. NO dollar stores!!
- o restaurants
- o Business development makes no sense in our Township, especially when considering our geography, available space, and connectivity to other business/services. Looking at a map makes this clear, other than the occasional niche business (like a general store or home-based business).
- o not sure how much commercial zoning is available in the twp
- o Landscape services more than lawn/mowing & snow-plowing - ones with expertise and physical workers to help a home owner maintain an environmentally healthy property & lakefront
- o Let private citizens decide, of government bodies. Let's return to the land of the free. We don't need governments bodies make those decisions.
- o Renewable energy production: solar, wind, geothermal
- o Affordable grocery store

Question # 20 – The Township's ordinance and policy with respect to **short-term rentals** should, 'Other' responses:

- o Strict on houses; lenient on condos and duplexes.
- o I do think they should be limited. The numbers seem to be getting out of control in places and it's going to hurt locals in the long run. Who is going to sit on your boards, and volunteer for EMS, committees etc, when all that live here are tourist?
- o minimum of 7 day rental period. This would limit most abuses.
- o Not sure what significant limits are but I feel there should be requirements. I wished there was a definition of minimal and significant .is this # of people allowed?
- o Affordable housing, employment, zoning is all interconnected and when out of balance ordinances can help but longer term corrections should be made to solve the issues.
- o limit number of them, limit # of guests, too many around the lake

- o Adequate to protect adjacent properties from annoyances
- o Should be revised to be more restrictive and ENFORCED.
- o No rentals less than a week & manager on site or close by to handle trouble

Question # 25 – Please provide any additional comments or input:

- o Really appreciate the clean up days that the township hosts every year.
- o I have offered to serve on the planning committee with no response. Since I doubt the township is excluding me personally from participating, maybe this means the township is not getting enough variety of perspectives in the planning process. I would have liked a copy of my responses to this survey, we'll see what happens when I submit the form :)
- o Thank you for your efforts in creating a strategic plan for maintaining and improving the quality of life in Lake Township.
- o Thanks for your good work.
- o In general, the township is well managed. Most comments I hear are about the poor/expensive internet services.
- o Thank you for providing all of us an opportunity to give input into this important next phase of Lake Township!!!!!!
- o Invest in our kids. Great jobs /employers will come to a well-schooled workforce.
- o Large Airbnbs and VRBOs not locally controlled by a rental company should be limited by square feet and amount of people. For instance the large one built on birch Dr is huge and rented to many people at the same time creating a nightmare to adjacent owners.
- o We are all struggling financially in Michigan. Please stop coming up with ways to spend money. All levels of government are doing this right now from the Fed, to the State, all the way down to the local government. Long Lake Twp. is great, please don't make changes.
- o You all need to remember to act on behalf of all your residents not just some of the residents. In my opinion you are doing a really poor job of that. You need to remember to be fair and take seriously the issues that are raised rather than just ignoring them. Not responding to issues is incredibly unprofessional. We are all busy but you wanted to be in your position so treat it with respect and respond to ALL requests and issues.
- o Would like to see enforcement of the zoning rules for public access to the lakes
- o I recommend avoiding over restrictions, and would encourage development, like upgraded roads, cycling and pedestrian lanes, and trails. Encourage home building, and single family rentals....not apartments or duplexes. Encourage resident and tourist serving businesses. Thank you for the opportunity to offer input.
- o I would be pleased to volunteer as a professional environmental engineer since the 1960s!
- o Thank you!
- o Lake Twp is such a beautiful area, it would be a shame to see major development hit. Condos would likely increase seasonal populations and thus raise traffic levels.
- o Lake township is really beautiful and we should all work hard to preserve its beauty. Thank you for all you've done

- o I'm not sure the issue of commercial vs. residential use of homes is addressed in short term rental; ex: a large home that can sleep 20 people and rented out next to a \$500,000+ residential home feels like living next door to a resort. How are the residents protected from this happening?
- o Lake township is mostly about residences and light commercial use that pertains to vacation and travel. Large commercial development is not suitable for this area. The township is simple and should attract the vacation traveler to activities of outdoor interest. Short term rentals are a double edged sword and should be handled carefully. We want people invested in the community for the betterment of the community.
- o Thank you for surveying the public reaction to these issues.
- o Control taxes to alleviate seniors having to sell and move out of the area.
- o A dream would be the lake Michigan beach accessed to the right before the weir be private for locals and not publicized by the park rangers to the campers. Private beach. Just a dream. ☐
- o Please do not bring more marijuana dispensaries to the area.
- o WE are concerned about the increase in housing construction on Crystal Lake and the knock-on effect of increased traffic and over-development of new houses (quantity and size) and reduction of open space, beach misuse, and lighting. Contractors and service providers for these additional properties are compounding the misuse of roadways, speeding, and parking.
- o The natural beauty of the area drives tourism. That in turn drives property values up and creates businesses that require labor driving property values even higher. Zoning makes things look “nicer” but it exacerbates the problem. I suspect that people don't want trailer parks near them or even individual trailers on small lots so this eliminates options. I have been thinking that small clusters of tiny homes dispersed throughout the area might be a possible solution. The motels in Benzonia and the old resorts (platte lake resort) are sort of along these lines but only allowed because they are already there. We need to find similar acceptable solutions for new facilities. I live in Benzonia township but on the lake township border - not a resident but this is an area problem and everything is interconnected.
- o We love the beauty of the township and hope that future plans will preserve the environment and water quality.
- o This is one of the most beautiful townships in the state and there's no reason it shouldn't be kept that way.
- o The township should enforce ordinances which have been in place for decades. Why have homeowners on Woodland Dr. on Big Platte Lake been allowed to get away with blocking Woodland and turning it into their personal property?
- o For STRs, would like to suggest no more than 2 people per bedroom, no more than 4 bedrooms rented per property (8 people maximum), and no more than 1 car per bedroom with on property parking spaces (4 cars maximum). Also, the dark sky ordinance should be provided to renters and posted inside property as lights often get left on all night. Any external light fixtures that do not comply with dark sky guidelines and cross over property lines need to be updated within 30 days of notice to property owner. Year after year, flood lights and non-compliant fixture remain on STRs. Having experienced rentals with 26 people, then 19 people next door week after week, the activity impacts the quality of life for residents, property valuation, plus overloads septic systems impacting lakes and our watershed, the most valuable asset in our township.

- o Re the question of supporting more or less agriculture - I feel like the right types of agriculture, depending on environmentally sensitive areas, can have promise but I would support zoning which requires best practices for soil and water quality to be utilized.
- o Enforce the Crystal Lake Overlay District Regulations (as currently drafted).
- o Thank you for doing this important work.
- o I am concerned about the Township's ability to enforce, and consistency in enforcement of existing and future ordinances. It seems land use violations are allowed or ignored.
- o Some of the newer and more modern looking homes along crystal drive are very attractive and add beauty and value to the area. I strongly disagree with any design limitations being considered to require any conformity to a particular housing architecture type. This would limit the attractiveness of the area for some to build their dream homes and would lower the value of existing property owners.
- o Our natural beauty is one of our most wonderful assets. Let's keep it that way please. Also, weekly rentals are fine, but anything shorter than that invites trouble.
- o We need to be stricter about owners using their lakeside property for storage and non conforming use of travel trailer. On Crystal Dr we now have a 25ft+ airstream parked with electricity and water (we saw them load it with a hose) in use at 3945 Crystal Dr. It might move occasionally but comes back. Last year they had a 16 ft and nothing was done about it. I think it is a zoning violation and am worried about the black and grey tanks that need to be dumped with use. No way they are close to their septic system. We also have Dan Kelly and his 16ft airstream, a 30 ft sailboat, and a sauna trailer parked near his house on the lake. Last year someone lived in the trailer, so same issue with tanks. If we don't fix or enforce the zoning this will only grow as a problem. I did talk to Bob B last year about this, no results. We own a small motor home which we have at the house for a week or two in spring and fall as we travel. We don't use it while at the house so we understand RV issues.
- o Lake Township to me is more of a vacation/recreational area of Benzie County. It's close enough to Honor or Beulah and Benzonia for groceries, fuel and shopping. It's one of the reasons we were lucky enough to have bought a fixer-upper here near Little Platte Lake -- the scenic views, slower pace and outdoor opportunities in all four seasons. Would not like to see Lake Township get too commercial. If there was commercial growth, a small market/party store would be adequate. But Honor and Benzonia has two great grocery stores already and just minutes away. If there were an increase in taxes, maybe a small percentage on short term rentals would help for funds that keep the area beautiful.
- o Thank you for this opportunity to give input. Again, please preserve, preserve, preserve!
- o I would be willing to serve on a committee, board, or in a more formal review capacity.
- o The "corridor" is a terrible idea for our residents, and the Park Service cannot be trusted to stay away from that plan. We have a beautiful township, marred only by lakefront outsized homes and damage to our lakes. Our environment must be protected and preserved!!
- o Again, zoning regulations need to be tight and up to date, and we need easy access to the zoning commissioner (I tried last year 3 times, and never heard back), and I distrust zoning for the township completely -- I don't think current regulations are being followed, and they're probably out of date, and It's All Very Squishy. I need help about an adjacent 'marina' and can't get anyone to discuss the matter when I call. It's not right and is frustrating and leaves me with high distrust.

- o The short term rentals are increasing in Lake Township and are concerning. Renters are here for a good time and many are not respectful of the full-time residents around them, the environment (i.e., lakes) or the wildlife. Property owners who rent should be discouraged from doing so.
- o Would like the twp to take a larger role in supporting local groups that improve lakes/water quality. Also would like to see the twp work with the NPS for access to Lake Michigan for boating (dredging), even if it takes time to get them to agree.
- o Thank you for the opportunity to provide input.
- o General Comments If the “Zoning Ordinance” is not followed, or enforced, why have one? You have gone through the process of a detailed plan that should be followed except for rare instances. If you allow the Zoning administrator/committee flexibility to skirt around the rules, he can okay items based on a builder persuading him to do it. It could be based on his like or dislike of the parties involved. Not a good situation. Excuses that the zoning administrator doesn’t have the time, in my opinion, is the easy way out of saying why the zoning ordinance is not being followed. If more time is needed, then more hours should be allocated to that position. Besides property tax revenue there are many options to collect income to offset the additional costs. If it relates to short-term rentals, higher registration fees, fines for not following guidelines, etc. If you’re not going to enforce the ordinance then builders, renters, etc. will not follow them. (We can give your four infractions of the ordinance on the new build next to us.) Short Term Rentals - Inspection of property during rental application filing. This allows the verification of the number of people that can be housed based on the rooms, etc. and include on application should be all the websites that the property will be listed. This will allow the zoning person to review to see if the number of renters line up with the verified application. - Right to inspect if receiving complaints that rules are not enforced. - Limit the number of individuals allowed at one rental. When you can have large groups at one location there will be noise and disruptions for the surrounding properties. - Increase the penalty to deter abuses, and if they are found not complying then the rental application will be revoked. - Make sure the ordinance is posted in each rental and contract, so the renters know the rules. - Most property owners bought property in the area to enjoy what it has to offer. The relatively small window in the summer allows them to enjoy the outdoors and lake. They should not lose their enjoyment due to short term rentals that come up to let loose for a week. We have no issues with renters coming and enjoying themselves but when they infringe on the surrounding properties that becomes an issue.
- o Thanks to all those on the Planning Commission and our elected officials in Lake Township for the effort it takes to update the Master Plan and enforce it.
- o I don’t like the choices you had for the 3 priorities for the master plan. I only have one priority for the master plan. Let free people decide what to do with their property, or some government body. If you have a master plan who is the slave?
- o Strongly oppose scenic drive for motor vehicles.
- o Thank you for asking for input and for your efforts.
- o Scenic drive. I’m opposed to the scenic drive for several reasons: 1) the north end of this route drive identified in the master plan, around the SE and E sides of Big Glen Lake was abandoned in the 1980s. 2) a parkway on Crystal ridge would be redundant to Crystal drive and Platte lake road. While I’m supposed to the parkway idea, I’m not opposed to other ideas. Backcountry camping, hiking trail, horse trail, or other environmentally sensitive uses are supportable in my opinion,

and I'd be comfortable with lake township land support for those types of low impact uses. Sorry for the bad writing! I used my iPad and navigation was a challenge. Thanks for the opportunity to comment!