

Dear HLPOA Members,

Below is an informational posting on a proposed new marina that would be added at the West Launch in Lyon Township. This information will help the HLPOA board and its Membership understand the potential implications of a proposed new marina. The HLPOA board will be considering this issue and whether it should take a position on the new marina. A Public Hearing is scheduled for June 27, 2015. The HLPOA board will send a representative to participate in the Public Meeting. We encourage HLPOA Members to ask questions and voice their views. We will provide updates to this notice on the HLPOA website as we receive them.

- 1) A new, 45 slip marina is being proposed at the West Launch in Lyon Township.
- 2) In October, 2014, the Higgins Lake West Shore Property Owners Association (HLWSPOA), consisting of 38 members who live near the West Launch, was formed to gather information about the proposed new marina. Based on the information they have received, they have decided to oppose the proposed new marina.
- 3) Bill Carey has been retained to represent the HLWSPOA.
- 4) A gasoline storage and delivery system is not included in the plan.
- 5) In December, 2014, representatives of HLWSPOA were shown 3 renderings of the proposed marina with different layouts for the 45 slips but no copies have been provided because they are still in the "drawing stage."
- 6) A Public Hearing on the proposed marina is currently scheduled for June 27, 2015.
- 7) Discussions with Anna Sylvester, Director of Northern Michigan Operations for the DNR Parks and Recreation concerning the marina in December, 2014, disclosed that Lyon Township approached the DNR about taking over the West Launch for use as a marina.
- 8) Opposition by the HLWSPOA is based on a number of concerns including (a) the quality of the lake bottom of the West Launch already is degraded from years of use as a launch and repeated dredging resulting in a murky bottom, increased organic material and milfoil (b) concern about the ability of nearby property owners to safely and quietly use their riparian property (c) a reduction in property values due to the change in use that was not anticipated by nearby property owners (d) near shore waters are very shallow and it is believed the intended use would require significant dredging along with repeated subsequent dredging and/or a long dock that would impact nearby property owners and the lake generally (e) increased parking, noise, waste disposal and litter resulting from the increased use of a marina and (f) potential subsequent expansion of the marina to include more slips that would intensify all of these concerns.
- 9) The area currently is zoned single family residential. Expanding a legal non-conforming use, the current West Launch, into a marina would trigger serious zoning issues.
- 10) On March 9, 2015, Jerry McKenna, representing the HLWSPOA, met with members of the HLPOA board to provide this information.

Questions concerning the proposed marina include:

- 1) What are the financial arrangements proposed between the DNR and Lyon Township to effectuate the transfer of the West Launch to the Township?
- 2) What are the financial implications to taxpayers in Lyon Township of the proposed new marina including the initial transfer, costs of building the marina and long term maintenance? Will the marina be self sustaining or will taxpayers be responsible for some or all costs? What are the financials for West Launch for the current owner, the DNR? Is the launch making money or costing the state (taxpayers) money?
- 3) Will non township lake residents be allowed to rent slips? If so, what proportion of slips will be available to non-residents?
- 4) Will dredging of the lake be required, and if so, how frequently? What is the implication to the lake if dredging is required?
- 5) If a dock is constructed, how long will it be and what are the implications of a long dock?
- 6) If this launch is not approved, are other sites in Lyon Township being considered? If so, where?
- 7) If this proposed marina is approved will it pave the way for additional marinas in Lyon Township?
- 8) Are future expansions of the marina planned or possible to increase the size from 45 slips? How large can the marina be?
- 9) What is the approval process? Will residents be able to vote on the marina or can it be approved by the Township board? What about future marinas?
- 10) How does the Township plan to address the zoning issues?
- 11) What is the timing for the proposed marina?
- 12) Are there plans for the recently expanded West Launch parking lots along West Higgins Lake Drive since they are frequently underutilized.
- 13) Are there plans for a store and restaurant at the site?