

PROTECTING MICHIGAN'S INLAND LAKES

Melrose Township Walloon Lake Shoreline Protection Overlay District

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Purpose - Overall

The provisions of the Melrose Township Walloon Lake Shoreline Protection Overlay District are intended to protect the unique and sensitive natural environment of the lake as well as the shore areas adjacent to Walloon Lake in the Township. Its purpose is based on the recognition that:

Purpose - Specific

- The economic and environmental well being and health, safety and general welfare of Melrose Township is dependent on, and connected with, the preservation of its Walloon Lake Shoreline Areas.
- This zone has unique physical, biological, economic and social attributes.
- Development and redevelopment should not be conducted at the expense of these attributes.

Purpose, concluded

- Property values will be enhanced when the natural features of the shoreline zone are preserved.
- Pollution, impairment or destruction of the shoreline area and the adjacent bottomlands and waters of Walloon Lake should be prevented or minimized.

Map of Overlay District



When is a Permit Required?

- Before conducting any construction, earth moving, plantings, or removal of vegetation within the Walloon Lake Shoreline Protection Overlay District, a zoning permit is required.
- Application must include a waterfront site plan, slightly more detailed than a normal site plan.
- ZA if <120' lake frontage disturbed; PC if >120'

Waterfront Site Plan Shall Include

- Shoreline Type, including bluffs, wetland boundaries, ordinary high water mark
- Placement of structures
- Perimeter line encompassing all proposed activities
- Proposed landscape plan which contains an existing and planned vegetation inventory (list and map of 2+” diameter trees & shrubs, ground cover)

Waterfront Site Plan Shall Include concluded

- Description of existing and proposed outdoor lighting (shielded and aimed downward)
- Plan for controlling traffic to the lakefront, detailing construction and maintenance of paths, stairs, or boardwalks
- Drawings and descriptions of temporary and permanent soil erosion and sedimentation control measures as submitted to and approved by the Soil Erosion Enforcement Officer

Site Plan Approval Standards

- Erosion and sedimentation prevented
- Natural character and aesthetic value of shoreline maintained
- Site development fitted to topography & soil to create least potential for vegetation loss & site disturbance
- Structures located to maintain existing open and unobstructed view to waterfront from adjacent properties, roadways & pedestrian ways – to maximum extent possible

Setback Requirements

- Structures shall be setback a minimum of 50' from the ordinary high water mark (687.23' defined by Court Order)
- Exceptions: pump houses (3' X 3' X 3' tall), docks, storm water and erosion control measures, picnic tables, benches, recreational watercraft, stairway and walkways (up to 4' wide – **issue**: barrier free 6')

Vegetation Buffer Zone

- Very important to maintain the aesthetic character and ecological integrity of the shoreline
- 40' landward of the Ordinary High Water Mark (provided in the beginning of this section of the Township Zoning Ordinance)
- This zone to remain natural and undisturbed UNLESS a landscape plan is submitted
- Even then, only 20% can be disturbed

Vegetative Buffer Zone, concluded

- Prior to any alteration or removal of trees, shrubs and/or ground cover in this 40' wide zone, the items to be altered or removed shall be marked for review by the ZA for compliance with the landscaping component of the site plan prior to work commencing
- Stumps of trees cleared must remain undisturbed in the ground
- Vegetation shall be restored

OPPORTUNITIES

- Many resist change
- Education:
 - ✓ Community
 - ✓ Building Contractors
 - ✓ Landscape Contractors
- Cooperation
 - ✓ Lake Association
 - ✓ Soil Erosion Control Officer

Questions

