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- In anticipation of future develop requests by the owner, we draw the attention of the Board now to the following concerns, using the Genoa Township Zoning Ordinance, Section 3.01.02. In order:
  - **(b) Encourage the construction and continued use of single family dwellings.** Expanding the use of this environmentally sensitive property beyond that envisioned and planned for LRR zoning would be contrary to this goal.
  - **(c) Discourage continuance of existing, nonconforming uses which detract from the long term viability of residential properties.** Current owner's high impact utilization of this sensitive property has already detracted from the surrounding community's long term viability, attractiveness and value. Children have had to be pulled from the water to avoid island specific boat traffic, for example.
  - **(e) Discourage any use of land which may overburden public infrastructure and services, and the areas of natural resources.** Experience to date demonstrates that intended uses, beyond those allowed in an LRR zoned property, violates both the spirit and letter of this regulation. Roads have been partially blocked with personal vehicles, and the sensitive natural resources of the access area, adjacent to a critical Huron River tributary control point, and the island itself have been put at risk.
  - **(g) Discourage land use which would generate excessive traffic on residential streets.** There is simply no place on either East or West Crooked Lake that could accommodate the parking spaces needed to meet the Township requirement for parking for the number of people likely to attend any large event, such as a wedding or graduation party. The recent Labor Day weekend party held at this property resulted in traffic congestion on the private roads of Oak Pointe, and created unsafe conditions for the various types of transportation there, including golf carts transiting the adjacent course and road side cart paths.
  - **(h) Encourage wise use and development of lake shoreline in recognition of the existing small lot development patterns and the sensitive environmental ecosystem surrounding the lakes.** The very fact that this statement made it into the Genoa Township Zoning Ordinance indicates an institutional appreciation for the need to be very careful and conservative in approving, or denying, land uses that put such valuable resources at risk. There is arguably no more environmentally fragile piece of property in the Township, so the utmost consideration is due.
  - **(i) Prohibit any land use that would substantially interfere with the development, utilization or continuation of single family dwellings in the District.** Based on the negative impact on the surrounding residents of the commercial-type activities conducted on this island property in question recently, both the spirit and letter of this section of the Ordinance had been and would continue to be violated.

In summary, we ask that the Township be prepared to meet any proposal or independent action by the current owner of this island property with skepticism and proactivity. He is a real estate "professional" who knows the rules and has, we fear, every intention of flaunting them. We trust that this body, and the various State and County bodies that are or will be involved, will appreciate that and act accordingly.