

Twin Lake Property Owners Association

PO Box 807, Lewiston, MI ,49756

*"TLPOA Making a difference in the life
of our Lakes and our Community"*

August, 2024

Officers

- President

Tom
Conquest

Albert Township Board, Zoning Administrator, ZBA
Albert Township
4360 Hanson St.
Lewiston, MI 49756

- Vice President

Pat Kish

Board Members and Administrator,

- Treasurer

Colin
Gibbings

We are writing as the Board of Directors of the Twin Lakes Property Owners Association to express our strong opposition to the proposed reduction of the waterfront setback from 75 feet to 55 feet in Albert Township's Greenbelt Ordinance.

- Secretary

Bill Siegrist

The primary purpose of the Greenbelt Ordinance is to preserve, "the existing quality of the lakes and streams in Albert Township". The 75 foot waterfront setback of the ordinance is of particular importance.

Board

Members

John Jackson
Tim
Manganello
Judd Wellard
Pete Stephens
Tom Page
Alex Goodall

The purpose of this setback, along with the vegetation strip is to filter out nutrients and sediment from surface run-off, to keep pollutants from entering the waters, prevent erosion, and help maintain cool water temperature through shading. Anything that is put on a lakeside lawn has the potential to end up directly in the lake, whether it's pesticides, herbicides, oil from the driveway, or fertilizers for example. The 75 foot setback goes a long ways towards preventing these harmful runoffs. Decreasing this setback to 55 feet would significantly reduce its effectiveness.

Consultants

Bonnie Page
Dominic Manzi

The proposed 55 foot is a greater than 25% reduction in the ability of the land to filter out harmful pollutants and nutrients before they reach the water. This will cause long term harm to our lakes. It may not seem like much but over the long run will cause our lakes to age at a faster rate.

As more people move to our lakes, new projects, larger homes and developments increase pressure on the land to naturally maintain the quality of the lakes. It is imperative that we all remain committed to the principles outlined in the ordinance to ensure that our lakes maintain their charm, ecological diversity and quality of life, not just for us today but for future generations.

We appreciate that some in the Township want to eliminate some of the variance requests for non-compliance properties. But is it worth it if it ends up causing long term harm to our lakes? From our point of view a variance request can be an opportunity to educate property owners on the value of the set back, the reasons for the greenbelt ordinance, and lake front property owner's role as stewards of the quality of the lakes.

We respectfully urge you to consider carefully the long term, detrimental effects of reducing the waterfront setback from Albert Township's Greenbelt Ordinance. By maintaining the 75 foot waterfront setback you'll demonstrate your commitment to not only the environment, but also show

that Albert Township is forward-thinking and values it's heritage and the long term well-being of it's residents and natural resources.

Thank you for your attention to this matter. We look forward to seeing Albert Township continue to flourish as a model of responsible development and environmental stewardship.

Sincerely,

Board of Directors
Twin Lakes Property Owners Association.

Tom Conquest, President
Pat Kish, Vice President
Colin Gibbings, Treasurer
Bill Siegrist, Secretary
John Jackson, Director
Tim Manganello, Director
Judd Wellard, Director
Pete Stephens, Director
Tom Page, Director
Alex Goodall, Director