

Our family has been visiting Beatons Lake in the Watersmeet area since 1990. Recently we had the opportunity to purchase an undeveloped piece of land on Beatons Lake. Our plans for developing the property were based around three ideas. The first was to build a structure that had a very small environmental footprint. The second, to make the structure low maintenance and the third, to keep the overhead expenses down. We are considering retiring to this piece of property and a smaller home would fit our needs and our fixed income retirement budget. This also would allow us to have more disposable income to spend in local businesses.

We know Beatons Lake is a gem and want to do our part to protect its clean water. According to research we did on the web, living in a smaller home is one way to decrease our carbon footprint and reduce global warming. Smaller houses require fewer materials to construct and have a smaller ecological impact. We will burn fewer fossil fuels in the summer and winter trying to maintain a comfortable living space. Consider how typical homes with their many rooms get heated and cooled, and how much of people's time is spent in but a couple of those rooms. Energy is getting sucked up to heat and to cool largely unused space.

We are requesting that the Planning Commission will consider reducing the square footage dwelling size of L1 and L2 residences from the current 1200 sq. ft. to 750 sq, ft.

Regards,

Brian & Christine Dunleavy
6375 E. Beatons Lake Road

September 5, 2014

Watersmeet Township Planning Commission
c/o Roy D'Antonio, Chairman
Watersmeet Township
P.O. Box 306
N4660 US Hwy 45
Watersmeet, MI 49969

RE: Proposed reduction for minimum finished living area

Dear Planning Commission,

We wish to express our strong opposition to the proposed zoning change reducing the minimum finished living area of a dwelling in L1, L2 and transition zones from the present 1200 sq. ft. The change would seriously detract from what helps make this area the special place that it is. In 2011 when we were looking for a place to retire to from Ohio, we carefully looked over the existing zoning regulations and considered them an important factor in our decision. We could have gone literally anywhere, but chose Watersmeet Township for its unique set of attributes. The minimum dwelling footage and lake frontage regulations helped reassure us that Watersmeet Township was the kind of place that justified spending a significant portion of our life's savings to relocate to.

We all know of other places that have lost their natural beauty because of a relaxation of zoning laws (resulting in increased density, reduced quality of housing stock, etc.) We also know from experience that, as a practical matter, there is no real recovery from that kind of loss. We strongly urge the Watersmeet Township Planning Commission not make zoning changes that lead us down that path. While a few may profit from it, it's the majority that suffer the losses.

Thank-you very much for considering our thoughts. If at all possible, we would very much appreciate if this letter could be read into the minutes at the next Planning Commission meeting.

Sincerely,

/s/ *Greg & Yvonne Clark*

Greg & Yvonne Clark
N3928 Kari-Brooke Lane
Watersmeet, MI 49969

cc: David Sherrill, Vice Chairman

Long Lake Property Owners Petition

The undersigned, as resident's and/or property owners on Long Lake, Watersmeet Township protest any change to the Watersmeet Township Zoning Ordinance Article 5.01 - 1 to reduce the current dwelling finished living area of Twelve Hundred (1200) square feet to any square footage less than that specified in the current zoning ordinance.

NAME	ADDRESS	SIGNATURE
1) ARNOLD DOMANUS	N4176 KARI-BROOKE	<i>[Signature]</i>
2) Gregory M. Clark	N3928 Kari-Brooke	<i>[Signature]</i>
3) Yvonne A. Iverson-Clark	N3928 Kari-Brooke	<i>[Signature]</i>
4) KAREN DOMANUS	N4176 KARI-BROOKE	<i>[Signature]</i>
5) Jim FORBES	N4080 KARI BROOKE	<i>[Signature]</i>
6) WILLIAM MALCZYK	N 4006 KARI BROOKE	<i>[Signature]</i>
7) Kathleen MALCZYK	N4006 KARI-BROOKE LN	<i>[Signature]</i>
8) Daniel P. Meyer	291 Shooceas DR	<i>[Signature]</i>
9) Carol Mason Sherrill	N4268 Kari Brooke Lane	<i>[Signature]</i>
10) Jennifer Greenway	E20266 Deer Path Rd	<i>[Signature]</i>
11) Jacek Kowalski	20250 E Thousand Island Rd. Iron Point, MI	<i>[Signature]</i>
12) RICHARD WALKER	20268 DEERPATH	<i>[Signature]</i>
13) Christine Letchinger	20225 Deerpath	<i>[Signature]</i>
14) Robert Letchinger	20225 Deerpath	<i>[Signature]</i>
15) Jeff Greenway	E20266 Deer Path Rd	<i>[Signature]</i>
16) Mary Jo Kowalski	E20250 Thousand Island Rd.	<i>[Signature]</i>
17) Bob Loh	E20250 DEER PATH RD. WATERSMEET, MI	<i>[Signature]</i>
18) Brenda Loula	E20250 Deer Path Rd, Watersmeet, Mich	<i>[Signature]</i>
19)		
20)		

We, the undersigned property owners, petition the Watersmeet Planning Commission, to not lower the building requirement size for L-1, L-2 and RF, as we feel it would lower property values, which would ultimately hurt everyone, including the taxing entities.

<u>NAME</u>	<u>PROPERTY ADDRESS</u>	<u>DATE SIGNED</u>
1. <u>Lita Szplich</u>	<u>Langford Lake</u>	<u>8-29-14</u>
2. <u>Norma Kruger</u>	<u>Langford Lake</u>	<u>8-29-14</u>
3. <u>Paul Kruger</u>	<u>Langford Lake</u>	<u>8-29-14</u>
4. <u>Kathy Karott</u>	<u>Langford Lake</u>	<u>8-30-14</u>
5. <u>Fred Hardt</u>	<u>LANGFORD LAKE</u>	<u>8-30-14</u>
6. <u>Richard A. Zito</u>	<u>5096 W Langford</u>	<u>8-30-14</u>
7. <u>Margaret A. Zito</u>	<u>5086 W Langford</u>	<u>8-30-14</u>
8. <u>Demi L. Ross</u>		<u>8-3-14</u>
9. <u>Barbara Isahoff</u>		<u>8-31-14</u>
10. <u>Joseph W. Doering Jr.</u>		<u>8-31-14</u>
11. <u>Alexis T. Doering</u>		<u>8-31-14</u>
12. <u>Al Karipes</u>		<u>8-2-14</u>
13. <u>M. Sam</u>		<u>9-2-14</u>

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NAME	PROPERTY ADDRESS	DATE SIGNED
14. 13. Cindy Schmidt	Langford Lake	9-2-14
15. 14. Eric Schmidt	Langford Lake	9-2-14
16. 15. Judica Donlan	Langford Lake	9-3-14
17. 16. James Salomon	Langford Lk	9-3-14
18. 17. Z. D. D.	Langford Lk	9-3-14
19. 18. Dennis Murren	Langford Lake	9-3-14
20. 19. Peter Hillis	Langford Lk	9-3-14
21. 20. Cecelia Jokkola	Langford Lake	9-7-14
22. 21. Tom Jokkola	Langford Lake	9-7-14
23. 22.		
24. 23.		
25. 24.		
26. 25.		

We, the undersigned property owners, petition the Watersmeet Planning Commission, to not lower the building requirement size for L-1, L-2 and RF, as we feel it would lower property values, which would ultimately hurt everyone, including the taxing entities.

NAME _____ PROPERTY ADDRESS _____ DATE SIGNED _____

1. Elaine J. Branch N 4891 Langford Lk Rd E. 8/31/14

2. Norman J. Branch " " " " 8-31-14

Mary Kaye Martzke
3. MARY KAYE MARTZKE N4855 LANGFORD LAKE RD. 8-31-14

Douglas Martzke
4. DOUGLAS MARTZKE N 4855 LANGFORD LAKE RD. 8-31-14

Raymond F. Curran

5. Raymond F. Curran N4887 Langford Lake Rd 8-31-14

6. _____

7. _____

8. _____

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10. _____

11. _____

12. _____

13. _____

WATERSMEET PLANNING COMMISSION MEETING

September 10, 2014

It disturbs me to see the zoning ordinance changed in this matter, for the following reasons:

- a. The zoning ordinance is a document that should follow the vision spelled out in the Land Use Plan and should be, in my mind, something the property owners can depend on. It should not be changed back and forth. It's not fair to those who had to comply with a greater requirement, only to see that requirement reduced.
- b. It should be created with the good of the entire township in mind. Certainly, not for the benefit of special interest groups, i.e., builders or realtors, or any single resident. The zoning ordinance is not a tool to fix a poor economy.
- c. By lowering the sq. footage of a dwelling, you could be encouraging seasonal housing, rather than year around housing, which would have a negative effect on the tax base of the township, as well as, the local economy.
- d. In addition, it could have a negative effect on the valuation of the nearby houses, which will then effect all of the taxing entities in the county.

Comments by: Elaine Branch
N4891 Langford Lake East