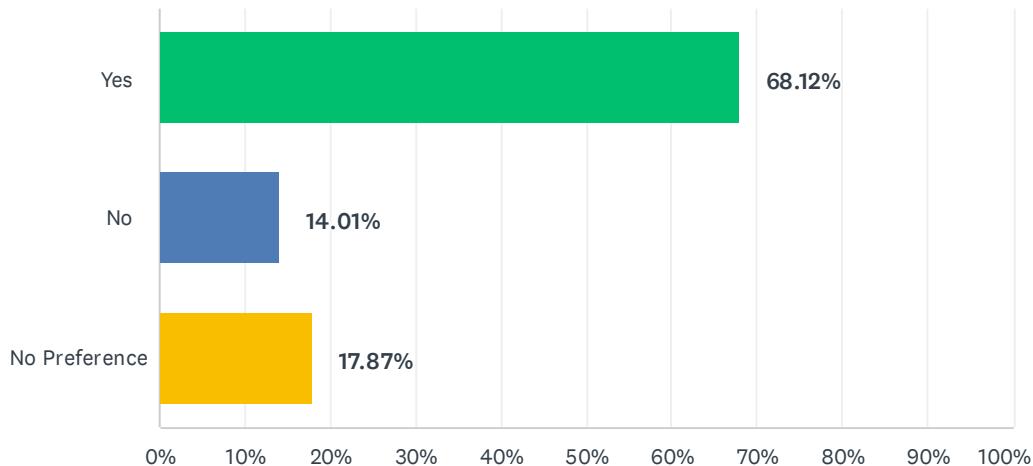


Q1 Where appropriate, are you in favor of standalone garages/pole buildings being constructed on the opposite side of the road for lakefront properties?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		68.12%	141
No		14.01%	29
No Preference		17.87%	37
TOTAL			207

#	COMMENTS:	DATE
1	There should be some size limits, not too big and not too small. For example: a 2-car garage plus boat storage and work area should be OK.	7/23/2023 11:01 PM
2	It would be very helpful for many homeowners.	7/23/2023 9:05 PM
3	landowners should be free to use their property as they want if it is aligned with setbacks and build requirements.	7/21/2023 10:58 AM
4	Yes, this is a much better option then more boats, RV, car, jet ski sitting next homes or in the driveways.	7/21/2023 9:48 AM
5	I would be supportive if the standalone buildings were high-quality and consistent with the home across the road.	7/21/2023 8:20 AM
6	What does 'where appropriate' mean?	7/21/2023 7:08 AM
7	This can work, but I think some reasonable sizing limitations need to be put in place	7/21/2023 6:26 AM
8	Owners should be able to build where they want within set back regulations.	7/20/2023 10:35 PM
9	Let owners decide where they want to put things on their property	7/20/2023 10:23 PM
10	With respect to drainage issues- no exceptions.	7/20/2023 2:23 PM
11	The lake front lots should be large enough to accommodate the needs of the owners since	7/18/2023 7:03 PM

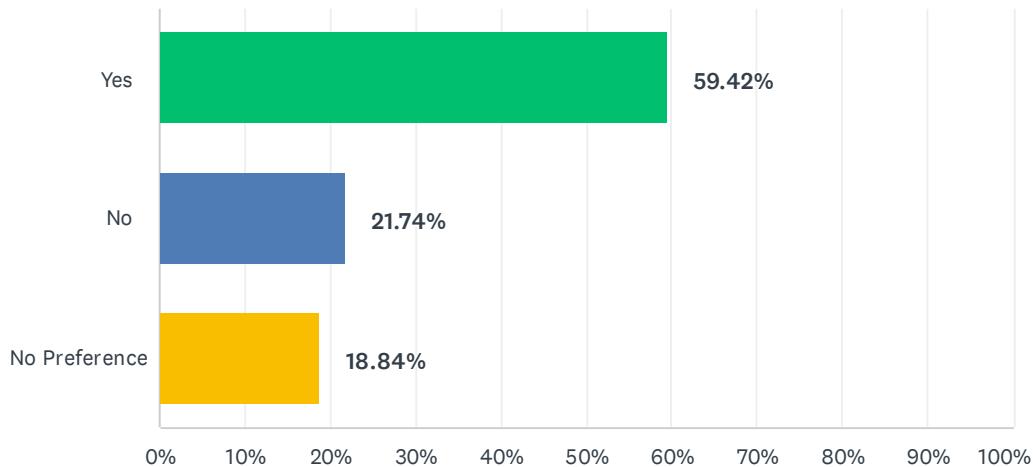
Texas Township Riparian Survey

these areas are now similar to subdivisions.

12	I think having garages available on lots can help enclose otherwise unsightly objects/vehicle/boats/trailers.	7/16/2023 11:59 AM
13	For residents on the lake a small shed on our property in nearness to the lake is most helpful for storing items used for the lake.	7/1/2023 1:04 PM
14	Would continue to lead to overcrowding on lakes by creating additional parking spaces.	6/26/2023 3:20 PM
15	why not?	6/26/2023 11:41 AM
16	If not on the lake. Across the street not visible from the lake then yes	6/26/2023 8:47 AM
17	What do you mean by "where appropriate "? If a lake front property owner also owns land across the street they should be able to build a garage/storage or sports court	6/24/2023 6:44 PM
18	If they own the land they have the right to use it. The stand alone barns also help to make everything tidy. Tree removal should be discouraged. If needed they should have to plant 3-5 trees for every one removed	6/24/2023 11:43 AM
19	Yes with proper sizing for the lot and the lot is deeded to the lakefront lot	6/23/2023 1:04 PM
20	If it is there property why should there be any regulations?	6/23/2023 10:38 AM
21	Yes people should be free to use their property as they wish with limited restrictions.	6/23/2023 8:02 AM
22	If they are contingent and not huge like most of them are that have recently built, I have less objection.	6/22/2023 9:18 PM
23	Lot owners pay annual taxes on their parcels and should be entitled to make decisions on how they choose to utilize said parcels without any more government overreach.	6/22/2023 4:28 PM

Q2 Where appropriate, are you in favor of standalone sport courts being constructed on the opposite side of the road for lakefront properties?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		59.42%	123
No		21.74%	45
No Preference		18.84%	39
TOTAL			207

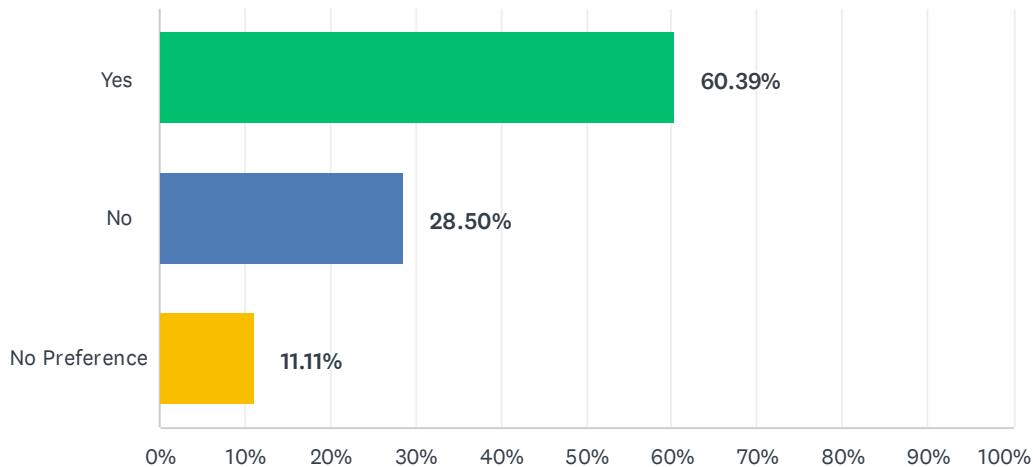
#	COMMENTS:	DATE
1	Safety issues.	7/23/2023 11:01 PM
2	As long as water run-off drainage is handled too.	7/22/2023 2:31 PM
3	landowners should be free to use their property as they want if it is aligned with setbacks and build requirements.	7/21/2023 10:58 AM
4	it is the homeowners land and rights, do not take rights away, we live in the township because of more freedom then the city.	7/21/2023 9:48 AM
5	As long as it would not include use of the lake or create parking issues for the neighborhood.	7/21/2023 7:08 AM
6	Owners should be able to build where they want within set back regulations.	7/20/2023 10:35 PM
7	Let owners decide where they want to put things on their property	7/20/2023 10:23 PM
8	Must have own parking - not on street & drainage	7/20/2023 2:23 PM
9	This could generate unwanted noise and activities.	7/19/2023 4:43 PM
10	Dues to the recent experiences with water run off and limited ability for precipitation to soak into ground covered with hard non absorbent non porous surfaces, putting these surfaces across the street from lakes would be asking for more trouble. Our area has lovely parks with sports courts that are underused.	7/18/2023 7:03 PM
11	I would say it is ok as long as the court is not taking up the whole lot, leaving room for natural coverage and drainage.	7/16/2023 11:59 AM

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12	Use parameters should be considered. Sunrise till sunset.	7/9/2023 2:49 PM
13	I live in a rental house that is only available to me because of the owner wanting access to part of the land across the street from his lake property for personal use. I would otherwise be out of a place to live.	6/26/2023 11:21 AM
14	Could cause too much noise.	6/25/2023 7:38 PM
15	Again, if they're property they should be able to do this. For every tree removed they should have to plant 3-5 new ones	6/24/2023 11:43 AM
16	This would need to consider lighting (not be on all night) some limits Who decides what is appropriate??	6/23/2023 1:04 PM
17	Same	6/23/2023 10:38 AM
18	Lot owners pay annual taxes on their parcels and should be entitled to make decisions on how they choose to utilize said parcels without any more government overreach.	6/22/2023 4:28 PM

Q3 Are you in favor of protecting natural shoreline areas to preserve the natural habitat for wildlife?

Answered: 207 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	60.39%
No	28.50%
No Preference	11.11%
TOTAL	207

#	COMMENTS:	DATE
1	I feel all of the marsh frontage that is in place now should be kept that way.	7/23/2023 9:24 PM
2	All of the above. A natural shoreline has long ago disappeared. If left unattended, Pond weeds (all kinds) would return.	7/22/2023 11:37 AM
3	Where appropriate. If it is a natural water drainage like what used to be on Crooked lake prior to the development of houses that now block the natural overflow of water then it should be protected.	7/22/2023 9:18 AM
4	this is a loaded question that is written to be insensitive if no is selected.	7/21/2023 10:58 AM
5	EGLE has to much power in this area, the township needs to stay away from this already highly regulated agency. We are extremely limited because of EGLE.	7/21/2023 9:48 AM
6	However, wish that lily pad removal/reduction would be more aggressive. We live by the Eagle Lake sandbar and are constantly battling encroaching lily pads. They have spread to adjacent lake front properties as well.	7/21/2023 7:08 AM
7	Not when flooding caused it to alter the property lines that would otherwise be usable if it were not flooded for years. Ie kill trees, erode shoreline, leave muck as water recedes.	7/20/2023 11:07 PM
8	Yes, but owners should be able to clear nature that is in invading spaces that are already cleared. We have 3 years of overgrown vegetation due to the flossing that once was cleared !	7/20/2023 10:35 PM
9	Where possible we should preserve nature, but this is a fully developed lake (not a nature preserve) so when in question, favoring smart development makes sense.	7/20/2023 7:28 PM

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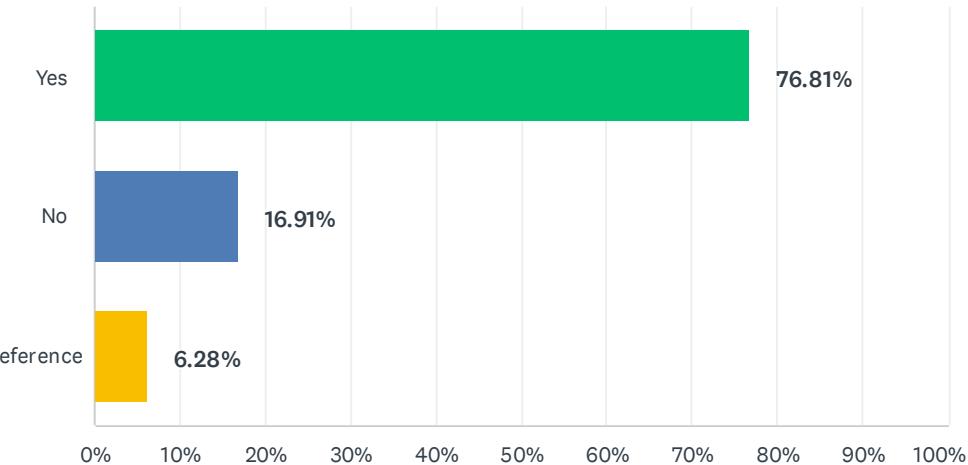
10	To a very small degree. The wildlife is taking over. In 72 yrs i have never seen it so bad.	7/20/2023 2:23 PM
11	With in reason	7/20/2023 8:35 AM
12	We need the natural features, habitat, flora and fauna to continue to have a healthy lake for all to enjoy.	7/18/2023 7:03 PM
13	Depends on what type of limitations. More information is needed	7/17/2023 1:55 PM
14	I am in favor of this with undeveloped areas, being careful to not let new development overtake all natural areas.	7/16/2023 11:59 AM
15	This is my first priority for lake frontage!!!!	7/14/2023 5:50 PM
16	definitely	7/14/2023 5:43 PM
17	That regulation belongs to the state	7/9/2023 7:03 AM
18	Not enough is being done to preserve and protect the natural shoreline habitat.	7/7/2023 5:30 PM
19	All riparian property owners should be able to provide, develop and maintain beachfront areas on their properties without having to obtain special permits to do so. An individual property owner should not be prohibited from developing a beachfront, while someone else that already has their own beach tries to force others to remain "natural".	7/2/2023 10:54 PM
20	People purchase lake front property to have useable, natural beaches. People do not buy lake property for natural habitat. Look at the number of beaches that exist which are more attractive than natural habitat. Property values will decrease if beaches are prohibited.	7/1/2023 1:04 PM
21	This question is too vague and does not give enough information	6/30/2023 10:14 AM
22	I want to protect the remaining shoreline. I don't want to be forced to change existing lakefronts to meet a natural shoreline.	6/28/2023 4:49 PM
23	Wildlife continues to produce significant crop damage for the farming community. This damage has a significant impact on the culture of the existing community members and we need to better manage the wildlife population.	6/26/2023 3:20 PM
24	If someone owns the property, they own the shoreline. That's the entire purpose of being riparian.	6/26/2023 1:33 PM
25	You should be able to have and maintain your beach not a swamp.	6/26/2023 8:47 AM
26	Need more specific detail as to municipal control to decided an answer...until the the answer is NO.	6/25/2023 7:38 PM
27	I'm in favor of it but do not want a government body telling me how. It also depends on the lake and how it's used. All sports lakes don't have enough land to make this reasonable	6/24/2023 6:44 PM
28	I think it would be helpful to define in detail which areas should be considered "natural shoreline" and what the measures are to protect the wildlife. It is hard to say yes or no without that information.	6/24/2023 2:16 PM
29	Yes, with no further regulations. Existing properties grandfathered in. i.e. Would like to keep dock in sane position as it is now.	6/24/2023 12:23 PM
30	Of course. But use of redlining techniques to achieve this is not acceptable (ie minimum number of feet does nothing to protect the line. Work towards controlling fertilizer and tree removal is much more effective.	6/24/2023 11:43 AM
31	Reset Eagle Lake zoning benchmark to 897.97 feet (NAVD-88) established by the MDNR in 1982. A lake elevation which all homes and seawalls (MDEQ) for decades were approved by, only to be changed by lake associations in our recent lake level fiasco that increased it to 899.26 feet (NAVD-88.). Zoning Appeals meeting held April 2007 was when the benchmark changed that was authorized by our township. The same happened on Crooked Lake. No wonder why we have a 7.1 million dollar project to get rid of water, and why groundwater in Texas Township is a mess! My home will now forever be in danger.	6/24/2023 9:30 AM
32	Who decides what is natural? This has many sticking points. Official wetlands need to be protected. Some rules do not apply to certain developers while others are told they can not do things. This is not ok.	6/23/2023 1:04 PM

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33	Lake owners will do what is right for their own shores and do not need any instructions of rules to do so. Lake owners by their very nature are literally invested in protecting the habitat.	6/23/2023 10:38 AM
34	No if they dictate to home owners. Home owners should make their own decisions. Not the township.	6/23/2023 8:55 AM
35	Not if it inhibits my rights to use my property as I wish since I own it.	6/23/2023 8:02 AM
36	Absolutely in favor!	6/22/2023 9:18 PM
37	It depends on what you mean. This is very vague and therefore, I cannot comment. I am in favor of protecting natural shorelines, but what constitutes a natural shoreline? What about places that have recently been torn down that used to be natural? Why do they get preference over those sites that may want to develop in the future? How would you "protect" the shoreline? What regulations would be in place?	6/22/2023 8:16 PM
38	Little Paw Paw Lake has too many wake board boats on lake causing serious shore erosion! Destroying natural aquatic habits! This is a very serious problem on this lake! Has ruined our ability to go on lake to fish or kayak!	6/22/2023 1:33 PM
39	Depending on the definition of natural shorelines. If this allows for or encourages shorelines in a manner that could be considered blight in other situation I am not in favor. We are currently living with that situation and it doesn't fit with other remaining properties.	6/22/2023 12:54 PM

Q4 Are you in favor of regulating lakefront building setbacks to preserve views for abutting properties?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		76.81%	159
No		16.91%	35
No Preference		6.28%	13
TOTAL			207

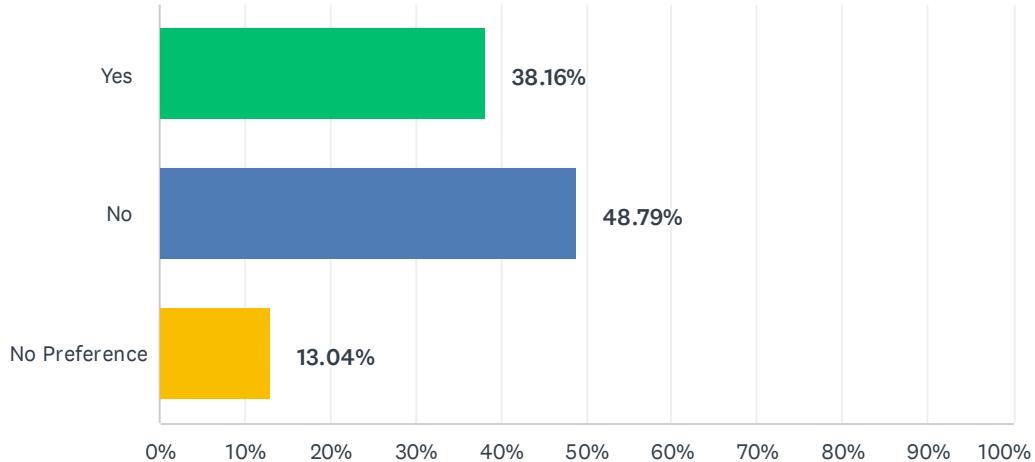
#	COMMENTS:	DATE
1	However existing and replacement of existing units should be allowed.	7/23/2023 11:01 PM
2	Don't forget trees - when you plant on line it goes over to neighbors space blocking views & dropping leaves	7/21/2023 10:58 AM
3	The setback should be the average of your 2 adjoining neighbors.	7/21/2023 10:22 AM
4	current rules are good and are workable with the planning department.	7/21/2023 9:48 AM
5	But, the current restrictions seem reasonable.	7/20/2023 10:35 PM
6	No exceptions- if you make 1 exception you don't have a regulation. And it messes up drainage.	7/20/2023 2:23 PM
7	Averaging currently does not take into account shoreline changes allowing one property to be built in front of another when the shoreline takes a bend.	7/19/2023 4:43 PM
8	I would say that I could see this being important in some cases, but small buildings, pergolas, awnings should be allowed.	7/16/2023 11:59 AM
9	If all properties were in a straight line, this might be reasonable, however the natural curvature of a shoreline seems to rule this out. If this were an actual problem, it would follow that the height of structures would also come into play. Additionally, not all lots are at "lake level", with some having a higher elevation to start with.	7/2/2023 10:54 PM
10	I prefer to think that my view is out in front of me not to either side but I am not in favor of 3 or 4 story houses that are built near the water.	7/1/2023 1:04 PM

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11	This measure only benefits existing home owners at the expense of future development and others hoping to build or upgrade their property.	6/26/2023 3:20 PM
12	Duh.	6/25/2023 7:38 PM
13	Neighbors should work together and agree on initiatives. If they agree that someone can build a deck, it should be on.	6/24/2023 11:43 AM
14	Only if the lake level benchmark is set to 897.97 feet as has been since 1922 and changed in 2007 by you. We do not need to keep setting homes further back. We need to get the water back to an elevation it has always been. That elevation is 897.97 feet for Eagle and 893.84 feet for Crooked, the elevation of the historical lake outlet on Crooked Lake dating as far back as 1864 now buried.	6/24/2023 9:30 AM
15	Again. We have seen many homes get away with not following setbacks. Seems sometimes it just depends on who it is	6/23/2023 1:04 PM
16	In some cases it is necessary but not extreme rules that make it impossible like sometimes happens.	6/23/2023 8:55 AM
17	See previous comments	6/23/2023 8:02 AM
18	With no exceptions!	6/22/2023 9:18 PM
19	Lot owners pay annual taxes on their parcels and should be entitled to make decisions on how they choose to utilize said parcels without any more government overreach.	6/22/2023 4:28 PM

Q5 Would you like to see the maximum allowable height for accessory structures like garages be increased from the current maximum allowable height of 20-feet as illustrated below? For reference, the current maximum allowable height of a primary structure is 35 feet.

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		38.16%	79
No		48.79%	101
No Preference		13.04%	27
TOTAL			207

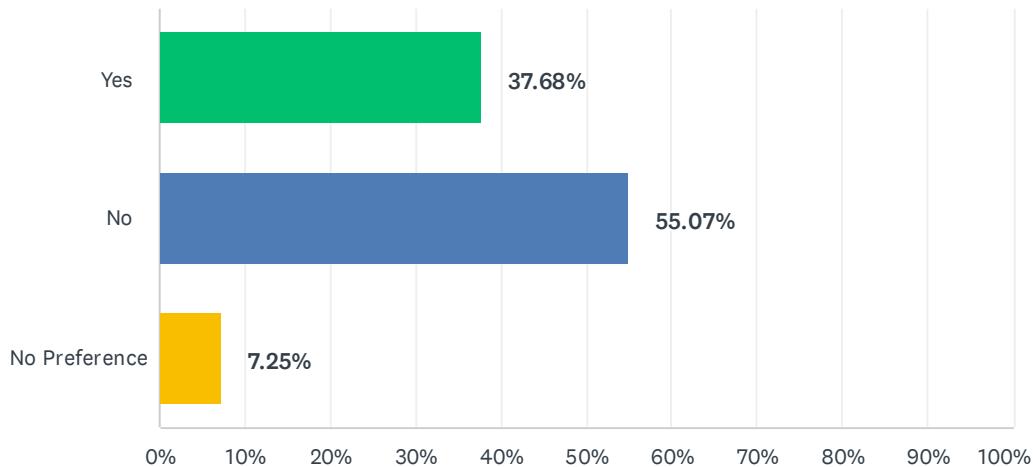
#	COMMENTS:	DATE
1	Maybe more than 20 but less than 35.	7/22/2023 11:19 AM
2	Key is setback	7/22/2023 11:13 AM
3	This would be a conflict with question 4-keep current setbacks. Increasing would definitely block views	7/21/2023 10:58 AM
4	Not on lakeside	7/21/2023 10:41 AM
5	with many limited size lots, building up is needed because of limits on footprint size. Living or storage space in the upper level or for RV parking.	7/21/2023 9:48 AM
6	Keep structures lower	7/21/2023 7:14 AM
7	As long as they do not block views of adjacent homes.	7/21/2023 7:08 AM
8	The garages should be allowed to be equal to the existing house	7/20/2023 10:35 PM
9	I think an accessory structure should complement the primary structure, not tower over it.	7/19/2023 4:43 PM
10	No increase.	7/18/2023 7:03 PM
11	It would depend on the location of the building. If it does not block the view of other homeowners I see no problem with increasing the height.	7/12/2023 3:55 PM

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12	30 ft max	7/9/2023 2:49 PM
13	I would not want to be in a situation where a neighbor built a new garage or added height to an existing garage that would cast a shadow onto my house or patio. The same goes for the height of a house.	7/7/2023 5:30 PM
14	As an accessory structure, (using the garage example) since this is not living space, there should be no need for additional height. (Assuming we are talking residential areas, most vehicles can easily fit in a structure with a maximum height of 20'. Industrial size vehicles should not be a part of the equation.) Riparian properties consider the waterfront the "front" of the property, and typically accessory structures are not allowed to extend in front of the dwelling.	7/2/2023 10:54 PM
15	20 feet should be high enough for a garage	7/1/2023 1:04 PM
16	However, I would have no objection if the garage were attached and had living quarters above it.	6/26/2023 7:28 PM
17	Current restrictions are working fine. This increase would allow "apartments" to be built above accessory structures.	6/26/2023 3:20 PM
18	More space for me.	6/26/2023 11:21 AM
19	Case by case and involve immediate neighbors	6/26/2023 8:47 AM
20	Let us build as high as we want. It's our property.	6/23/2023 8:02 AM
21	If across the street from lake, no preference.	6/22/2023 7:47 PM

Q6 Do you think burning rubbish such as leaves and branches in waste burners should be prohibited on the lakes?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		37.68%	78
No		55.07%	114
No Preference		7.25%	15
TOTAL			207

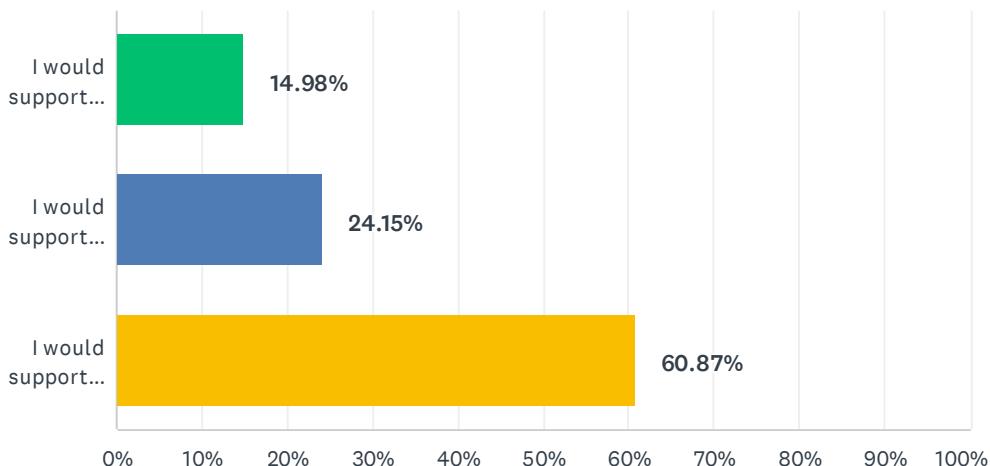
#	COMMENTS:	DATE
1	Burning rubbish on the shoreline should not be allowed.	7/23/2023 11:01 PM
2	Should not be allowed on beaches but if on road side, we need to be able to burn.	7/23/2023 9:24 PM
3	I	7/23/2023 9:05 PM
4	Is it safe? Do toxins get into water/air?	7/22/2023 11:13 AM
5	I do not consider leaves and branches rubbish. Burning household waste should be banned.	7/21/2023 10:52 AM
6	If the township wants for do Leaf pickup then prohibited. We do live outside the city for a reason of more freedom. Please do not place more limits on residence. Let neighbors handle the few issues that exist.	7/21/2023 9:48 AM
7	It has become huge nuisance. Owners are not electing for yard waste pick up, instead they burn all year long now. My home impacted by smoke, ash, fumes & we can't be outside or have windows open.	7/21/2023 7:14 AM
8	NO BURNING PLEASE!!!! Our neighbors burn, and the smoke is noxious. I can't think of anything worse for the environment and our lakefront enjoyment than burning leaves and debris.	7/21/2023 7:11 AM
9	But still allow fire pits for evening lakeside enjoyment.	7/21/2023 7:08 AM
10	No city pickup available	7/20/2023 11:29 PM
11	But, do NOT allow ground burning! And continue to require a burn permit through the township.	7/20/2023 10:35 PM

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12	I think they should be prohibited in all residentially zoned districts; allowed in AG.	7/19/2023 4:43 PM
13	The houses are too close together for burning to be safe and the smoke will interfere with the enjoyment and health of people in neighboring properties.	7/18/2023 7:03 PM
14	If there is one thing that is done in the ordinance, I would love to see burning banned on lakefront and lakefront adjacent lots (across the street). Allowing only recreational fires in fire pits would be ok. The township has done great in setting up the KLS drop-offs...residents should be using this or paying for hauling away.	7/16/2023 11:59 AM
15	Not as long as garbage or plastics are not burned.	7/14/2023 5:50 PM
16	I strongly support the right to have a fire pit. But it should not be close to the water on the beach. We need to keep the ash out of the lake. I do not burn my leaves. But I do burn fire wood.	7/12/2023 3:55 PM
17	Yes if the township picks up leaves.	7/9/2023 7:03 AM
18	I have asthma so I am always closing my windows. It also contributes to contaminating not only the lake but contributing to air pollution.	7/1/2023 1:04 PM
19	A fire pit with fire wood yes. Trash leaves smoke NO!	6/26/2023 8:47 AM
20	This is very dangerous for those with asthma, etc., and pollutes our water.	6/25/2023 9:14 PM
21	All burning of trash should be prohibited	6/24/2023 11:43 AM
22	terrible smoke smell, loose ash lands all over, people leave burning ash unattended while smoldering for hours They need to hire yard waste removal bin service for summer month	6/23/2023 3:35 PM
23	No But limited. No trash and garbage burning should allowed at all...and should be a fine if done.	6/22/2023 9:18 PM
24	Actually, the burning outside of waste burners needs to be prohibited and enforced.	6/22/2023 8:16 PM
25	If this harms water quality, then yes. I'm just not sure if the facts here.	6/22/2023 7:47 PM
26	It depends on the lake. Some lakefront properties have large areas that burning could be practice while in heavily populated lakes it may not be appropriate.	6/22/2023 12:54 PM

Q7 Are you in favor of reducing, expanding or maintaining the maximum allowable lot coverage for total impervious surfaces on lakefront properties? (Currently 45% for R-2 District and 15% for Ag District)

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
I would support reducing allowable maximum lot coverage		14.98%	31
I would support increasing allowable maximum lot coverage		24.15%	50
I would support maintaining existing maximum lot coverage		60.87%	126
TOTAL			207

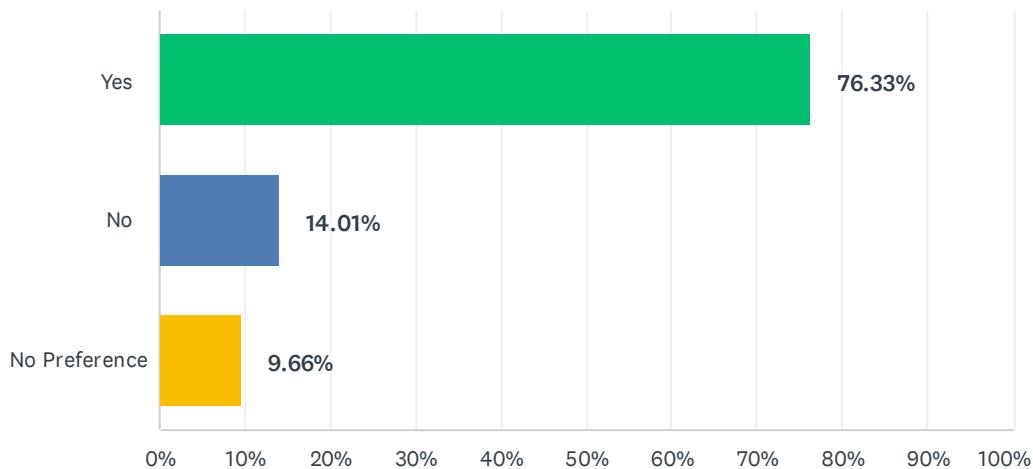
#	COMMENT:	DATE
1	Some lots are so small that a building structure is possibly not enough space to live comfortably.	7/23/2023 9:05 PM
2	It appears that some properties already have done this. 🚧	7/22/2023 12:02 PM
3	Don't have good sense for this, again key is setbacks	7/22/2023 11:13 AM
4	It will mess up with neighbor structures that may have been there for years. And the big issue is drainage- which would flow to existing neighbors - (that were there first) and becomes a big water issue to existing neighbors.	7/21/2023 10:58 AM
5	house footprint is regulated, no need to increase hard surface limits.	7/21/2023 9:48 AM
6	Lake lots are unique in size. With the current zoning, some lots would not be large enough to build on.	7/21/2023 9:30 AM
7	With flooding concerns of late, we should not reduce ability of land to soak in rain water.	7/21/2023 7:14 AM
8	But, do not reduce e setbacks. The current setbacks seem reasonable.	7/20/2023 10:35 PM
9	Unfortunately this has not been followed.	7/20/2023 2:23 PM
10	Dues to the recent experiences with water run off and limited ability for precipitation to soak into ground covered with hard non absorbent non porous surfaces, putting these surfaces on lakefront properties would be asking for more trouble.	7/18/2023 7:03 PM

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11	I am not very cognizant of allowable lots size but I wouldn't want more I don't think.	7/16/2023 11:59 AM
12	We are already having to deal with runoff from neighbors' lots with the current regulation.	7/7/2023 5:30 PM
13	Unfortunately not all lots are created equal. While some are all "high and dry", some do include lowland areas. Simply considering physical property lines does not take into consideration that portions of the line may actually be under water.	7/2/2023 10:54 PM
14	I don't like having no space to even walk along side my house or do any maintenance to the yard because the houses are so close to the property line.	7/1/2023 1:04 PM
15	As a whole, this township does not have good stormwater management. Until significant improvements are made, then impervious surfaces should be reduced across the township, including those adjacent to and above lake level.	6/30/2023 1:05 PM
16	This question is worded oddly. I would like to see increased required lot size / frontage.	6/27/2023 7:37 AM
17	Case by case.	6/26/2023 8:47 AM
18	This makes it impossible for any small house like mine to be improved or repaired in the event of damage. It is another redlining tactic. The rich get more and more and more	6/24/2023 11:43 AM
19	Without have specifics this is not a good question	6/23/2023 1:04 PM

Q8 Do you think property owners should be prohibited from introducing non-native, invasive plants on lakefront property?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		76.33%	158
No		14.01%	29
No Preference		9.66%	20
TOTAL			207

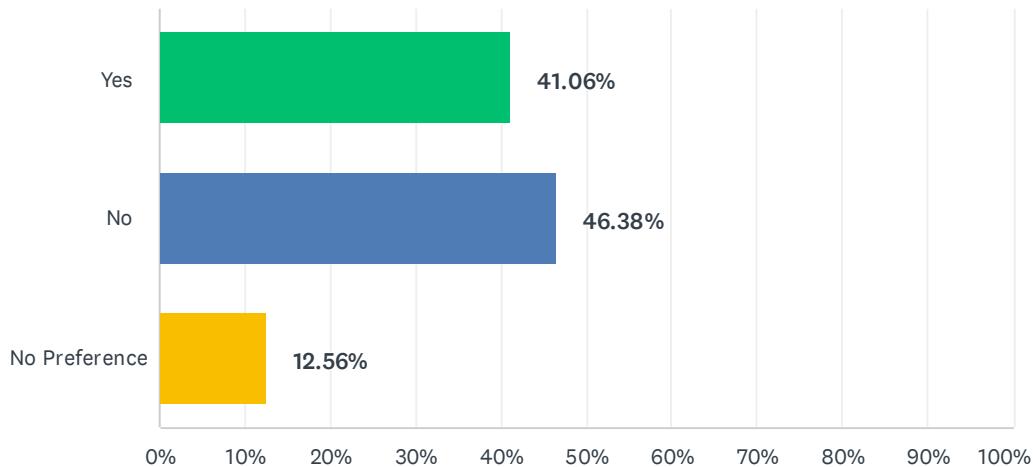
#	COMMENTS:	DATE
1	this is a loaded question and written such that the No answer would make one appear insensitive and uncaring.	7/21/2023 10:58 AM
2	Including lily pads, native or not!	7/21/2023 7:08 AM
3	With in reason	7/20/2023 8:35 AM
4	We are already trying to get rid of the non native purple loosestrife that was planted. In addition, Non native plants cause property owners to use more fertilizer, water, herbicides and insecticides which all end up in the water in the lake.	7/18/2023 7:03 PM
5	I would say this depends on what we are talking about. "Non native" can cover a lot of things...something can be non-native and yet not invasive.	7/16/2023 11:59 AM
6	But lake front owners need to be made aware of invasive plants.	7/14/2023 5:50 PM
7	They should be prohibited within 50 feet of the lake.	7/12/2023 3:55 PM
8	It would depend on what the definition of "non-native, invasive plants" would be. Certainly, everyone would want to control invasive species within the lakes, however, if myrtle or ivy or other plants that can hold back hills would be considered "invasive", then I would NOT support it.	7/12/2023 9:13 AM
9	By their nature invasive plants do not stay where intended and become a problem for nearby properties.	7/7/2023 5:30 PM
10	Isn't this already state law?	6/24/2023 6:44 PM

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11	I would be in support of prohibiting a limited list of invasive species, but not all non-native. Even most of the grass of lake property lawns is not a native plant	6/24/2023 2:16 PM
12	If invasive yes prohibit it. Decorative things and plants that are not native but will help with erosion should not be prohibited (ie some of the coconut grass approaches that are effectively being used in other areas)	6/24/2023 11:44 AM
13	Who is keeping track of this?	6/23/2023 1:04 PM
14	What types of plants? There are plenty of invasive plants here now. How could you possibly regulate that?	6/23/2023 8:29 AM
15	This should be two different questions: Yes—against invasive plants of any kind on lake property. No—not for limiting to only natives on the remainder of the lake property. In favor of non-native choices away from shoreline , such as within 15-20' of shoreline.	6/22/2023 9:18 PM
16	How will this be regulated?	6/22/2023 8:16 PM
17	We should also be educated about identifying invasives.	6/22/2023 7:47 PM
18	This would be a very difficult ordinance to monitor and enforce. I think it is a responsible lake resident that is diligent in preventing introduction of invasive species. With the number of lakes with public access I think this would be difficult to enforce.	6/22/2023 12:54 PM

Q9 Should shoreline structures - boat lifts, stairs, docks etc. have height restrictions?

Answered: 207 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	41.06%	85
No	46.38%	96
No Preference	12.56%	26
TOTAL		207

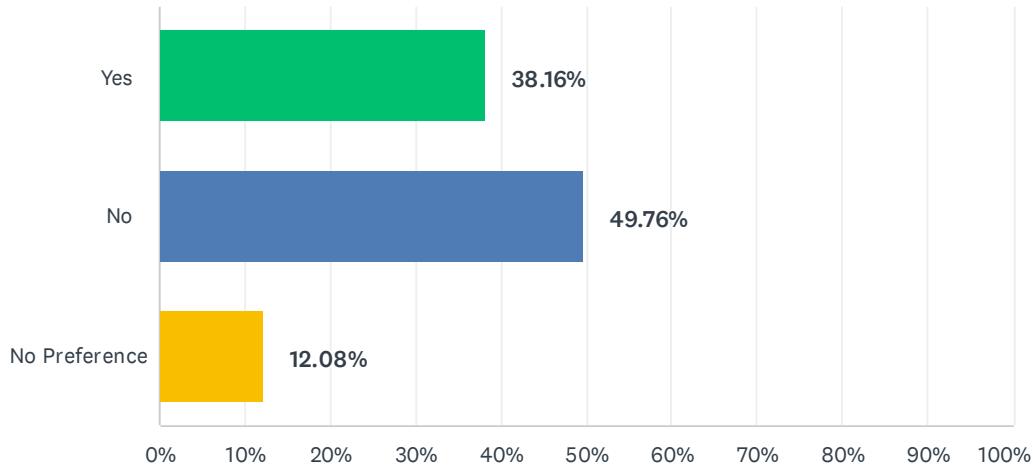
#	COMMENTS:	DATE
1	View of the lake is already reduced by boat lift canopies.	7/23/2023 11:01 PM
2	Everything pretty much comes from a store and what is, is.	7/23/2023 9:24 PM
3	Permanent structures only	7/22/2023 2:31 PM
4	Not clear what this means	7/22/2023 11:13 AM
5	Terran dictates the height of stairs, do not limit the type of boat protection with lift height.	7/21/2023 9:48 AM
6	If they block views of adjacent property owners,	7/21/2023 7:08 AM
7	No restrictions on lifts, chairs or docks. Yes to restrictions on building structures	7/20/2023 10:35 PM
8	However, I am not sure the township has the ability to that and how would you enforce? Some lifts with covers restrict view, the very reason you have 60' setbacks and averaging.	7/19/2023 4:43 PM
9	Covered boat lifts impede lake view and should not be allowed.	7/17/2023 2:35 PM
10	This will be hard to police and isn't a problem currently. Boat lifts are usually a standard height. Docks are not an issue (it is hard to have "too tall" of a dock.	7/16/2023 11:59 AM
11	As long as they don't interfere with lake views for neighbors.	7/14/2023 5:50 PM
12	I have not witnessed this as a problem that needs to be fixed. I do not know how you regulate being reasonable. Being unreasonable should not be allowed if it interferes with your neighbors.	7/12/2023 3:55 PM
13	I don't want to have a shoreline structure blocking my view of the lake.	7/7/2023 5:30 PM

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14	They should be reasonable to the property and elevation	6/27/2023 7:37 AM
15	I believe they already do via waterway regulations.	6/24/2023 11:44 AM
16	Docks maximum 50 feet. Let people put their boat lift where they want. They own their own bottomlands. No boat house structures should be permitted.	6/24/2023 9:30 AM
17	Too many rules	6/23/2023 1:04 PM
18	Boat lifts, stairs and docks are all pretty much standard heights, so it doesn't make sense to have those restricted. A covered boat house it depends on height.	6/22/2023 5:14 PM

Q10 Should shoreline structures - boat lifts, stairs, docks etc. have setback requirements from adjacent side property lines?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		38.16%	79
No		49.76%	103
No Preference		12.08%	25
TOTAL			207

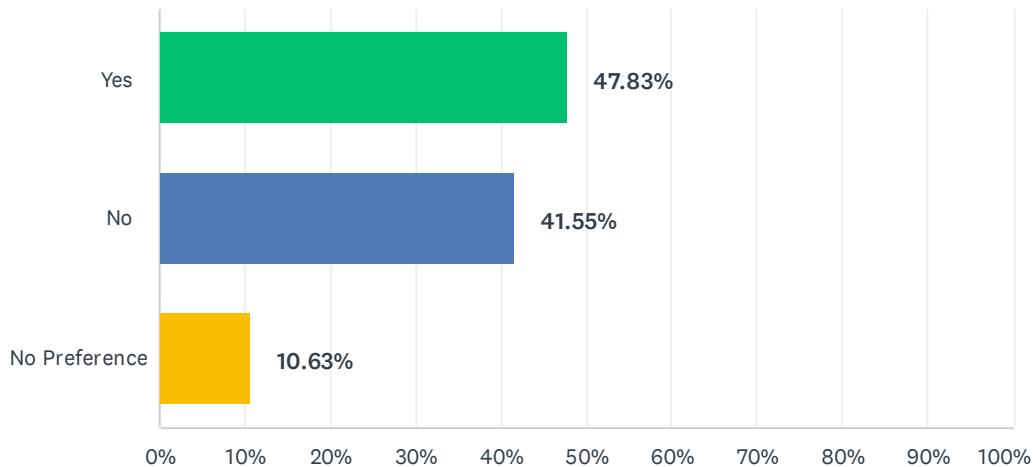
#	COMMENTS:	DATE
1	It is my property and as long as it is on my property, that should be.	7/23/2023 9:24 PM
2	My neighbor has 2 boats lifts, 120 feet of lake frontage, and chooses to position these lifts to the edge of their property, which great impacts my view of the lake.	7/23/2023 9:16 PM
3	Docks and lifts should be allowed at either side of the property to allow maximum usable space in the water. A setback restriction could create dangerous swimming conditions for children due to not being able to see over a dock or lift. It could also render a shoreline almost useless depending on the width of a property. Many neighbors put their docks/lifts on adjoining lot lines to increase their useable water space on the other side of the structures.	7/23/2023 9:05 PM
4	But needs to be flexibility for reasonableness	7/22/2023 11:13 AM
5	Work with your neighbor. a lot of property lines are not straight but on angles or pie shaped; most lakers do not realize this- so they go off a straight line which inproaches neighbors space.	7/21/2023 10:58 AM
6	Some lots do not have enough room for set backs, let the neighbors handle this as we have for 50 years.	7/21/2023 9:48 AM
7	Some families expand all their toys & docks to outermost limits, crowding other property owners	7/21/2023 7:14 AM
8	Definitely not. Should be able to butt up to the exact property line.	7/20/2023 10:35 PM
9	Again, I am not sure the township has ability to restrict placement, but private property should stay within the sideline boundaries of the parcel.	7/19/2023 4:43 PM

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10	This would be difficult to police as well and there are unique lots that require certain placement of boat lifts/stairs/etc. This should be worked out between neighbors when necessary.	7/16/2023 11:59 AM
11	But minimal like 5 -10 feet.	7/12/2023 3:55 PM
12	5ft	7/9/2023 2:49 PM
13	If such structures are too close to a lot line, they could divert runoff and erosion onto the neighboring lot, block access for docking a boat near the lot line and block the neighbor's view of the shoreline and lake, among potential issues.	7/7/2023 5:30 PM
14	Since not all lots are created equal, some are narrower than others, which places limits on shoreline structures. That being said, limitations should be in place to prevent boats tied up to a dock from encroaching on a neighboring property.	7/2/2023 10:54 PM
15	Unsure of how far the requirement would be.	7/1/2023 1:04 PM
16	Hard NO, owners should be able to share with neighbors if they chose and along the property line. Owners make huge investments to live on lakes and should have the right to choose how to get the most efficiency out of their shoreline within their own property footprint and riparian rights area.	6/30/2023 1:05 PM
17	Boat lifts are in the water. How would they have a setback requirement?	6/27/2023 7:37 AM
18	We don't have enough frontage to accommodate a set back and the would cause a hardship for us.	6/25/2023 7:38 PM
19	EGLE already regulates this for docks and boathouses	6/24/2023 6:44 PM
20	Regulations already exist for this. No need for more. The draft proposal is absolutely ridiculous. Every dock on eagle lake would be in violation. People own their properties and follow existing water rules already	6/24/2023 11:44 AM
21	Only rule is stay on your own property! If you are talking gazebo at waters edge then it needs a limit on setbacks from water and property line so that it does not block views	6/23/2023 1:04 PM
22	See comment at the end of survey about certain property owners using water bubblers to keep water open year round and keep boat lifts and docks in the water 365 days per year even in the winter. This practice should not be allowed and should be subject to set back laws and removal in the winter. Owners doing this are liable for winter enthusiasts accidents by going through created thin ice extending out 200-300 feet into the lake. Please make a ruling on this expanding dangerous practice.	6/23/2023 10:45 AM
23	Stop telling homeowners what to on there own land. Neighbors figure it out.	6/23/2023 8:55 AM
24	If you have a very narrow lot, there is really no room for setbacks. Depends on size of lots. Most neighbors get along and can work it out amicably between themselves.	6/22/2023 5:14 PM

Q11 Should there be a limit on the number of docks per parcel?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		47.83%	99
No		41.55%	86
No Preference		10.63%	22
TOTAL			207

#	IF YES, TOTAL SHOULD NOT EXCEED:	DATE
1	1	7/23/2023 3:26 PM
2	One	7/22/2023 8:45 PM
3	One per 25' of frontage; maximum of 2	7/22/2023 2:31 PM
4	2	7/21/2023 6:03 PM
5	2	7/21/2023 5:51 PM
6	2n- we don't want mini marinas or key hole access	7/21/2023 10:58 AM
7	1	7/21/2023 10:41 AM
8	3	7/21/2023 10:22 AM
9	2	7/21/2023 10:14 AM
10	A person that has 15' frontage and a property with 700' are very different. We have 700' and 2 docking areas.	7/21/2023 9:48 AM
11	1	7/21/2023 8:53 AM
12	2... I think it depends on how snug distances are between adjacent homes. (Crooked Lake)	7/21/2023 7:08 AM
13	2	7/21/2023 6:41 AM
14	Only if the property is less than 80 ft frontages	7/20/2023 11:07 PM
15	1 dock, but allow that dock to have arms and legs.	7/20/2023 10:35 PM

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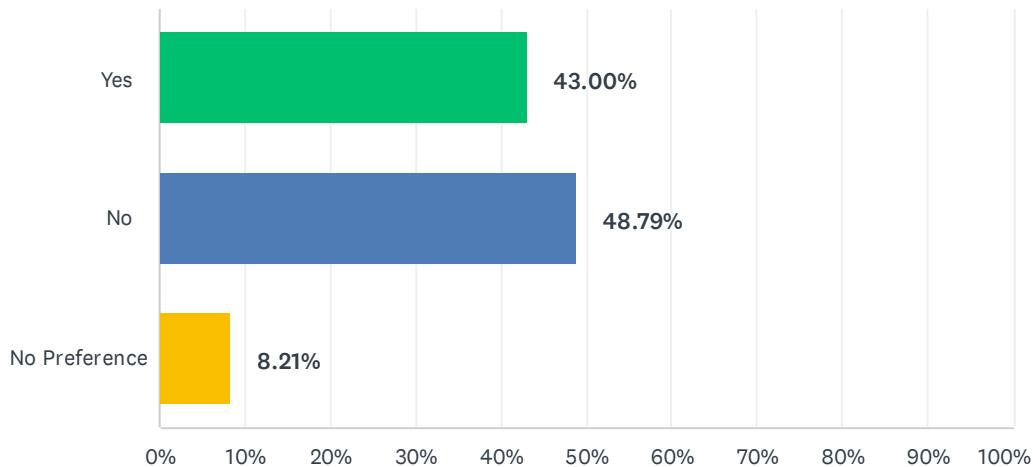
16	2	7/20/2023 10:15 PM
17	2- for resident use. No more keyhole accesses.	7/20/2023 2:23 PM
18	Restricting adjacent properties access to the lake is the problem, not #s.	7/19/2023 4:43 PM
19	one	7/19/2023 12:59 PM
20	1	7/18/2023 7:03 PM
21	1 dock -but how do shore stations fit into this. An owner could have shore stations for boats, jet skis, etc. and increase their water footprint. This would impede the viewing corridor from the neighbors property.	7/17/2023 1:58 PM
22	1	7/17/2023 1:55 PM
23	2	7/15/2023 8:47 AM
24	1	7/14/2023 2:53 PM
25	1	7/13/2023 8:59 PM
26	2	7/12/2023 3:55 PM
27	One should be the limit to help protect the shoreline and a somewhat natural appearance of a lake front.	7/7/2023 5:30 PM
28	But there could be a maximum?	7/6/2023 12:54 PM
29	2	7/5/2023 4:13 PM
30	one	7/2/2023 8:18 PM
31	One dock arranged with branching	7/1/2023 1:04 PM
32	1	6/30/2023 10:35 PM
33	2	6/29/2023 4:47 PM
34	1	6/28/2023 4:49 PM
35	1	6/28/2023 4:13 PM
36	2	6/27/2023 5:34 PM
37	2	6/27/2023 7:37 AM
38	2	6/26/2023 7:28 PM
39	20 sections, not exceeding 12ft per section and not extending more than 12ft into the water from the shoreline	6/26/2023 1:33 PM
40	3	6/26/2023 12:19 PM
41	1	6/26/2023 11:12 AM
42	1	6/26/2023 10:03 AM
43	2	6/25/2023 8:50 PM
44	One	6/24/2023 6:44 PM
45	2	6/24/2023 12:23 PM
46	There should be a limit for the lake access docks (people who don't own on the lock)	6/24/2023 11:44 AM
47	1 dock with max of 12 feet (three four foot sections side-by-side) at the end far end for landing platforms.	6/24/2023 9:30 AM
48	1	6/24/2023 7:35 AM
49	Just stay on your own property. Docks are regulated by DNR not Texas Township	6/23/2023 1:04 PM
50	One	6/23/2023 10:45 AM

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51	2 but lot size matters.	6/23/2023 8:55 AM
52	One	6/23/2023 8:29 AM
53	2 (not including kayak racks-if included, then my answer is 3	6/22/2023 9:18 PM
54	What does this mean? what is a "dock" is it a piece of dock or a whole dock?	6/22/2023 8:16 PM
55	1	6/22/2023 7:36 PM
56	2	6/22/2023 5:31 PM
57	one dock and number of lifts for owners small boats and jet skis	6/22/2023 5:14 PM
58	2	6/22/2023 4:28 PM
59	1	6/22/2023 1:20 PM

Q12 Should there be a limit on the number of boats docked per parcel?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		43.00%	89
No		48.79%	101
No Preference		8.21%	17
TOTAL			207

#	IF YES, TOTAL SHOULD NOT EXCEED:	DATE
1	Should not exceed property owner's equipment.	7/23/2023 11:01 PM
2	1	7/23/2023 9:16 PM
3	2	7/23/2023 3:26 PM
4	Two	7/22/2023 8:45 PM
5	3	7/22/2023 2:31 PM
6	Two not including PWCs	7/22/2023 11:37 AM
7	2	7/22/2023 11:19 AM
8	All docked boats should be registered to the property owner..	7/21/2023 9:39 PM
9	3	7/21/2023 6:03 PM
10	boats owned or leased by the property owner should only be allowed	7/21/2023 10:58 AM
11	3 powered boats	7/21/2023 10:41 AM
12	2	7/21/2023 10:38 AM
13	2	7/21/2023 10:20 AM
14	Stay OUT of personal rights to own, this is way out of the townships rights	7/21/2023 9:48 AM
15	3	7/21/2023 8:53 AM

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16	3	7/21/2023 7:24 AM
17	3, plus 2 jet skis... again, unless space between homes is crowded.	7/21/2023 7:08 AM
18	I'm assuming no one is trying to run a commercial operation	7/21/2023 6:26 AM
19	Only if the property has 80 or less frontage	7/20/2023 11:07 PM
20	4	7/20/2023 10:35 PM
21	2	7/20/2023 10:15 PM
22	2	7/20/2023 7:28 PM
23	4, depending on the definition of a boat	7/20/2023 8:35 AM
24	Again, I am not sure the township has ability to restrict placement, but private property should stay within the sideline boundaries of the parcel.	7/19/2023 4:43 PM
25	one	7/19/2023 12:59 PM
26	add the total length of the motorboats and it should not exceed the length of the dock. The total number of boat should not exceed	7/18/2023 7:03 PM
27	Max - 2 larger vessels (could add smaller row boat)- what is the definition boat - Pontoon, Row Boat, Speed Boat?	7/17/2023 1:58 PM
28	2 with rare exceptions for parties or family reunions	7/17/2023 1:55 PM
29	3	7/15/2023 8:47 AM
30	2	7/14/2023 2:53 PM
31	2	7/12/2023 3:55 PM
32	3	7/9/2023 2:49 PM
33	2	7/7/2023 5:30 PM
34	But a time limit on boats not the owners	7/6/2023 12:54 PM
35	2	7/2/2023 8:18 PM
36	3	6/29/2023 4:47 PM
37	3-4	6/28/2023 4:49 PM
38	2	6/28/2023 4:13 PM
39	3	6/27/2023 6:30 PM
40	5 if including PWC's and non-motorized (sailboats, rowboats)	6/27/2023 5:34 PM
41	4 boats, or a total of 40 foot long. This will allow for adjustments between huge wake boats and short jet skis	6/27/2023 7:37 AM
42	2	6/26/2023 7:28 PM
43	Four boats, waverunners would be included in that number	6/26/2023 1:33 PM
44	2	6/26/2023 12:19 PM
45	3	6/26/2023 11:12 AM
46	3	6/26/2023 10:03 AM
47	3	6/26/2023 9:46 AM
48	3	6/25/2023 8:50 PM
49	Dock length will determine this	6/24/2023 6:44 PM
50	3	6/24/2023 12:23 PM
51	Draft is ridiculous. Limit for those on docks that don't own on the lake. People who own on the	6/24/2023 11:44 AM

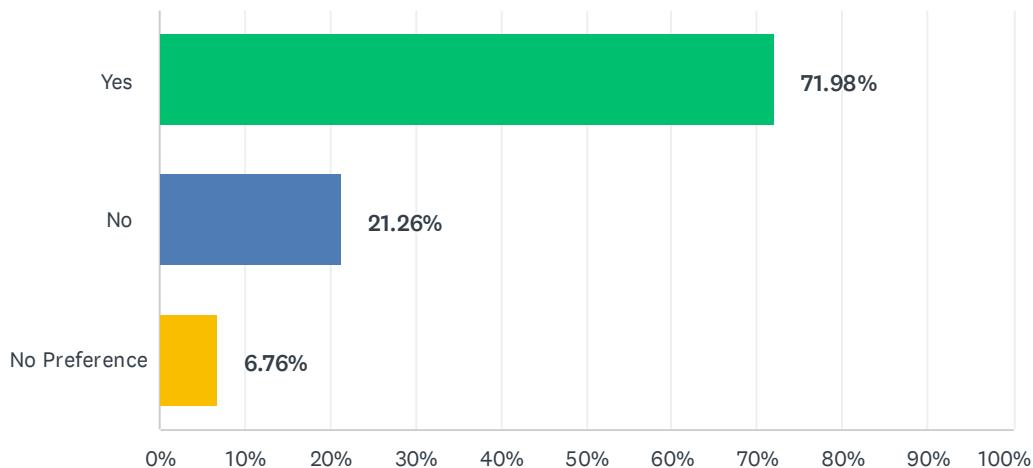
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lake and pay the high taxes should be able to have multiple boats. No excessive regulations please

52	2	6/24/2023 9:30 AM
53	2	6/24/2023 7:35 AM
54	Boats should be registered to the homeowner. keyhole is a totally different discussion.	6/23/2023 1:04 PM
55	Two	6/23/2023 10:45 AM
56	3 owned by household	6/23/2023 8:55 AM
57	One	6/23/2023 8:29 AM
58	3 (including boats & PWC's, not including kayaks, canoes.	6/22/2023 9:18 PM
59	2	6/22/2023 7:36 PM
60	2	6/22/2023 5:31 PM
61	how do you limit kayaks, jet skiis, paddle boards, speed boat, row boats, paddle boats ect.	6/22/2023 5:14 PM
62	4	6/22/2023 4:28 PM
63	2	6/22/2023 1:33 PM
64	2	6/22/2023 1:20 PM

Q13 Should a “historical” setback line be established that allows property owner to rebuild the same distance from the water as an existing principal building that has suffered a significant loss/removal and rebuild?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		71.98%	149
No		21.26%	44
No Preference		6.76%	14
TOTAL			207

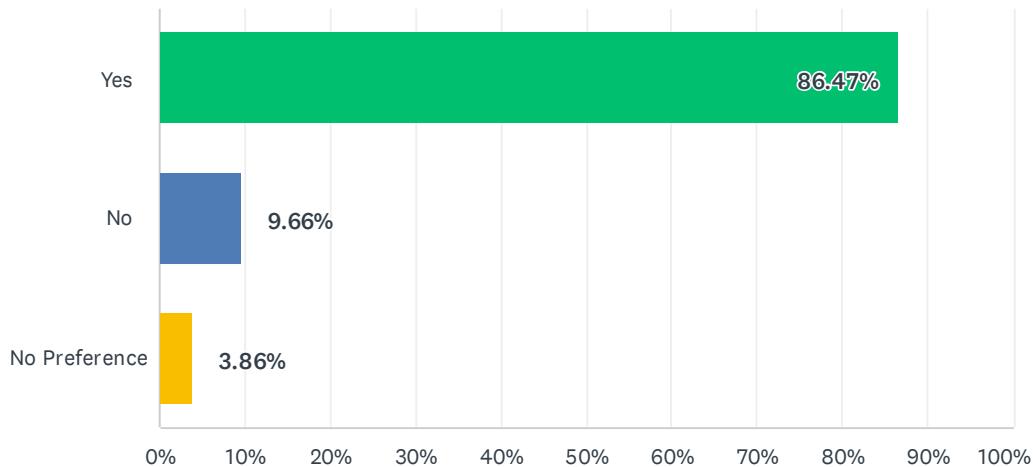
#	COMMENTS:	DATE
1	Absolutely, with no questions asked.	7/23/2023 11:01 PM
2	As long as they are keeping same footprint. If new footprint, then have to follow all new rules and guidelines.	7/23/2023 9:24 PM
3	if they want to risk it -it's their loss. They need to be cognizant of their drainage as it more than likely will wash to the existing neighbor probably at a lower grade. Keep the rules down that's why we are not in condos or apartments.	7/21/2023 10:58 AM
4	If building was ruined by flooding, shouldn't be allowed to rebuild in same footprint	7/21/2023 7:14 AM
5	But maybe some reasonable minimum needs to be put in	7/21/2023 6:26 AM
6	I think should meet the setbacks of the current ordinance which is intended to reduce view obstructions and allow for some greenspace and buffer along the water's edge.	7/19/2023 4:43 PM
7	Depends on feasibility. If the new structure can be set back then it should be. But, I don't think someone should lose their property. Just limit the structure to something reasonable.	7/19/2023 1:28 PM
8	I think the ordinance will be supported more if this is put into place.	7/16/2023 11:59 AM
9	if prone to flooding then raise the structure	7/14/2023 12:53 PM
10	No higher than original structure at forward setback.	7/9/2023 2:49 PM

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11	I would be in favor of allowing a rebuild to a "historical" setback as long as the width of the structure isn't allowed to increase at that "historical" setback.	7/7/2023 5:30 PM
12	This should be an allowable exception for distressed property rebuilds of the same owner who went through the hardship ONLY and not for tear downs, new owners and new developments.	6/30/2023 1:05 PM
13	If building is EXACTLY the same height width depth EXACTLY! And exactly where it was.	6/26/2023 8:47 AM
14	This should depend on the flood plain. I think it's changed on lakes that raised their level and on lakes affected by that rise. If the land is "elevated" so the new home would be above the flood plain they should be able to build in the same place	6/24/2023 6:44 PM
15	The setback line needs to stop changing. It's not the problem. The problem is we keep raising lake levels as much as 2 feet above 150 years of measured lake level history.	6/24/2023 9:30 AM
16	Again you are asking something that needs discussion. If a home was ruined from the flood it should be allowed to be rebuilt. If burned down it should be allowed to rebuild. Leaving one wall of a sold home and then building a new home around this is not ok because often the existing wall is far too close to neighbors and the water. If the inspector does not come out it is gotten away with. We had a home 5 years ago get away with this by us and they block views.	6/23/2023 1:04 PM
17	Just the property owner that understands flooding potential.	6/23/2023 8:29 AM
18	If the property was flooded in the recent high water, then no!!	6/22/2023 5:14 PM

Q14 Should property owners be allowed to remove trees along the shoreline?

Answered: 207 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	86.47%	179
No	9.66%	20
No Preference	3.86%	8
TOTAL		207

#	COMMENTS:	DATE
1	With some limitations/regulations - no clear cutting	7/23/2023 6:33 AM
2	If dead or significantly damaged	7/22/2023 2:31 PM
3	Yes if they are dead or present danger to people or structures	7/22/2023 11:13 AM
4	Shouldn't plant in the 1st place! Too much water and they die.	7/21/2023 10:58 AM
5	This is the citizens right.	7/21/2023 9:48 AM
6	Limited amount, again removal will decrease ability for roots to hold back sediment= causes more erosion & loss of habitat	7/21/2023 7:14 AM
7	If the trees are a risk	7/20/2023 11:29 PM
8	unless trees are dead/in danger of falling in lake	7/19/2023 12:59 PM
9	Yes, but owners should not be allowed to clear cut just so they have a viewing corridor down to the water.	7/17/2023 1:58 PM
10	I'm not sure how this would be policed and what criteria would be for keeping/removing trees when needed.	7/16/2023 11:59 AM
11	Approval / consultation should be required	7/15/2023 8:47 AM
12	One size fits all should not apply here. Not all riparian lots (or lakes) are the same and the current language paints with too broad of a brush. For example, if a tree dies, may it be cleared	7/14/2023 3:46 PM

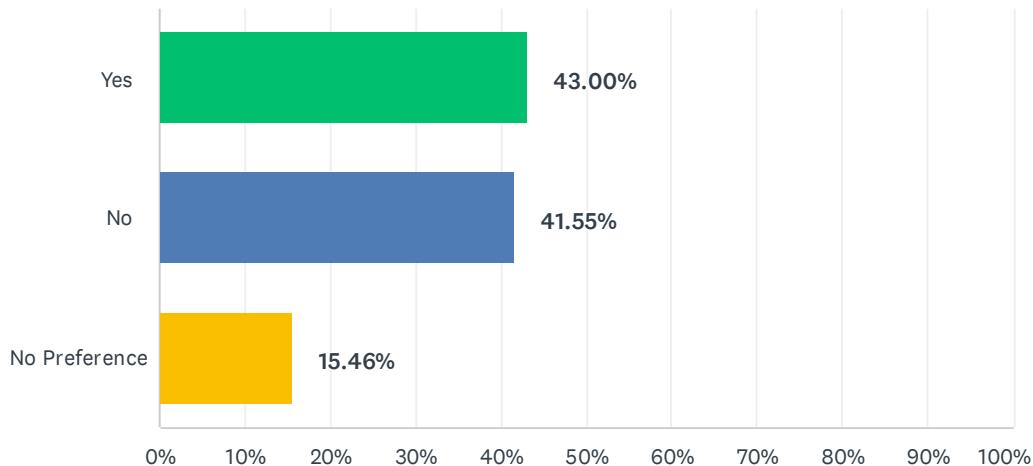
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and replaced, or must the snag be left? Although I like the intent of preserving natural shoreline, the proposed ordinance is overly simplistic and a government overreach.

13	only in the case of damage or disease	7/14/2023 12:53 PM
14	Limited amount for access and for removing a potential hazard	7/13/2023 8:59 PM
15	If they are dead. The flooding killed a number of trees that had to be removed or risk them falling and damaging my or my neighbors property.	7/12/2023 3:55 PM
16	Only if the trees are invasive, dead, diseased, or in danger of falling and causing harm to people or property.	7/7/2023 5:30 PM
17	After the increase in the water level many trees have died and need to be removed appropriately.	7/7/2023 2:47 PM
18	But they can be trimmed excessively	7/6/2023 12:54 PM
19	If not, and a tree dies and falls into the water, is that supposed to be of benefit to anyone? If someone buys a property and wants to remove trees that inhibit view of the lake, is that different than consideration being given to building set-backs? How far back from the shoreline is considered acceptable?	7/2/2023 10:54 PM
20	Only for damaged and distressed trees. Tree canopy plays a significant role in environmental health and protects our lakes	6/30/2023 1:05 PM
21	I have seen trees fall in that should have been removed.	6/26/2023 11:21 AM
22	There are situations where tree removal is necessary for safety, such as the tree is dead, hollowed out by animals, or about to fall from erosion.	6/24/2023 2:16 PM
23	If dead or invasive or causing harm yes. For every tree removed they should have to plant 3-5 new trees	6/24/2023 11:44 AM
24	As long as the tree is totally removed from the property and not left in the lake. In addition, trees should be required to be removed if dead.	6/23/2023 6:05 PM
25	Yes it is their property!	6/23/2023 1:04 PM
26	Especially if dead	6/22/2023 9:18 PM
27	Dead trees could be and diseased trees should be removed, however.	6/22/2023 7:47 PM

Q15 Should the Township re-evaluate the minimum lot size of lakefront properties to reduce the amount of non-conforming lots and reliance on variances to build or expand structures?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		43.00%	89
No		41.55%	86
No Preference		15.46%	32
TOTAL			207

#	COMMENTS:	DATE
1	Something accepting the size of historical buildings on existing lots should be allowed with minor provisions.	7/23/2023 11:01 PM
2	All lots have already been established for decades. Houses get old, need to be torn down and should have the right to rebuild. You didn't hesitate to build a new township Hall. Bigger, better, closer to the road. What is good for one should be good for another.	7/23/2023 9:24 PM
3	Texas Township Riparian lot ordinances are some of the most restrictive and onerous in the state of Michigan and subsequently a key factor in the systemic problems that plague the Township.	7/23/2023 9:16 PM
4	decreasing the minimum lot size should be considered	7/21/2023 10:58 AM
5	They just need to follow the existing ordinances and the zoning board of appeals needs to toughen up and quit giving the variances.	7/21/2023 10:58 AM
6	This will be done on its own with the demand of people wanting lake property and the needed size of the homes they want to build. If you restrict lot size you will financial hurt people with smaller lots and make them upsellable.	7/21/2023 9:48 AM
7	They will keep tearing down cottages to build ridiculous monster homes	7/21/2023 7:14 AM
8	But, grandfather ALL existing properties with structures.	7/20/2023 10:35 PM
9	I do not believe it is the lot size that is restrictive, it is the road frontage requirements.	7/19/2023 4:43 PM

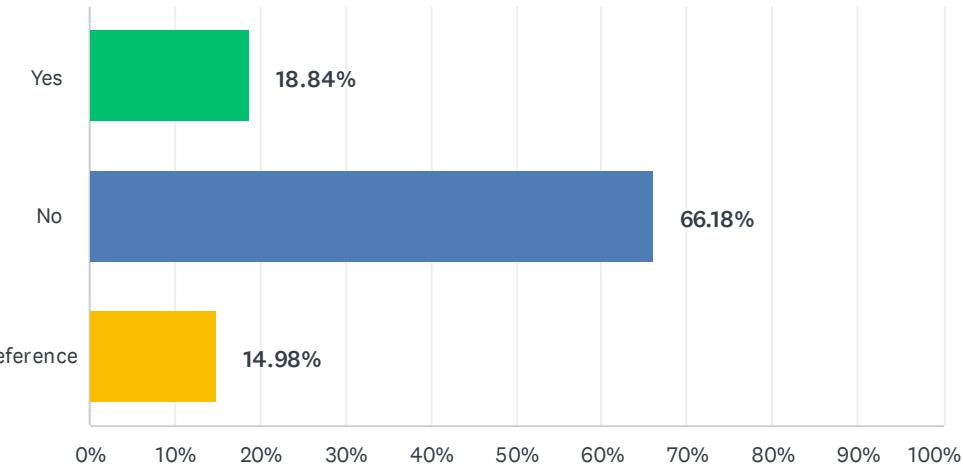
Texas Township Riparian Survey

Reducing Road Frontage requirements would be helpful.

10	The Planning Commission has placed restrictions for the greater good of the lots based on their final usage. Having to allow variances, with public input, helps the board to make better decisions on any requested variances.	7/17/2023 1:58 PM
11	I feel that lakefront lots should be held to a minimum of 80' for new builds. This should exclude houses that are sold and grandfathered in with less than 80' of lakefront. AVB and other new builds on vacant land should be held to an 80'+ frontage minimum	7/17/2023 12:25 PM
12	I don't have good information on this. I would say that it seems like there have been new projects that allow crazy amount of lot coverage (like the extra building/house/indoor sport court) on the north side of Eagle Lake drive. So, I'm not sure existing laws are very good anyway.	7/16/2023 11:59 AM
13	But if someone owned a non conforming home and it is destroyed. They should be allowed to rebuild.	7/12/2023 3:55 PM
14	Not every lot needs to be adequate for the construction of a mega-mansion.	7/2/2023 10:54 PM
15	This is red lining disguised as something else. Plane and simple	6/24/2023 11:44 AM
16	For new plats only.	6/23/2023 6:05 PM
17	Needs more info I thought this was already done	6/23/2023 1:04 PM
18	I know variances are more work for the township, but I don't support changing lot sizes, unless perhaps just limiting width to 100'. Zoning board should use common sense, not just automatically rule against. Board members should recuse themselves from any variance request that is within 500' of his or her home or business.	6/22/2023 9:18 PM
19	The township offers a variance for almost anything anyway.	6/22/2023 8:16 PM
20	Absolutely not!!!	6/22/2023 5:14 PM

Q16 Should a property owner be required to re-establish vegetation along the shoreline?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		18.84%	39
No		66.18%	137
No Preference		14.98%	31
TOTAL			207

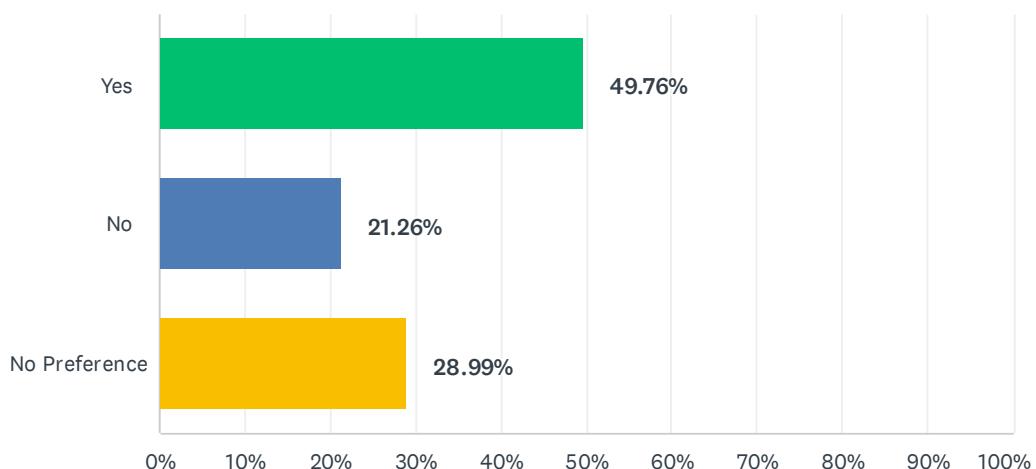
#	COMMENTS:	DATE
1	I do not understand this question. Why was the vegetation disturbed?	7/23/2023 11:01 PM
2	Does this mean in certain situations?	7/22/2023 11:13 AM
3	property owners should be free to manage their property as they see fit.	7/21/2023 10:58 AM
4	Sand beach areas, sea walls, prohibit this.	7/21/2023 9:48 AM
5	Would need more context here	7/21/2023 6:26 AM
6	Property owners do not own the lake, and removal of water plants, lily pads, and vegetation growing in the water should be prohibited.	7/17/2023 2:35 PM
7	But the home owner should try to maintain the natural ecosystem in the Riparian area of their property, maintaining habitats.	7/17/2023 1:58 PM
8	Eagle Lake is an all-sports lake. While I realize natural areas of lakes are important, we are past that here. It would be better to limit construction on new areas if we want that. How would requiring residents to re-establish vegetation even be policed/enforced? I don't think this is realistic at all.	7/16/2023 11:59 AM
9	If the natural shoreline trees, Lake vegetation etc. Has been disturbed.	7/15/2023 10:46 AM
10	Yes if they are required to replace native species.	7/14/2023 5:50 PM
11	Part of shoreline not all	7/14/2023 12:53 PM

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12	If you have a beach you should be allowed to keep it.	7/12/2023 3:55 PM
13	ENCOURAGED to plant natives with deep root structures to prevent erosion in at least a 6 feet wide strip. Lawn grass should not go to the shoreline.	7/8/2023 5:31 PM
14	I'm not sure what you are referring to by re-establishing. I assume this means the shoreline vegetation was lost or damaged due to man or nature.	7/7/2023 5:30 PM
15	The only thing that grows is ugly weeds. Our ground is sand. We had cattails after the flood and they died when the lake retreated to it's normal depth. I do not want to walk through vegetation that is crawling with frogs, snakes, ticks and turtles to get to the lake.	7/1/2023 1:04 PM
16	Don't understand this question, in what capacity? Re-establish from natural destruction then no, they have no control over this. Re-establish from other situations then maybe	6/30/2023 1:05 PM
17	Meaning if you put in a seawall you have to put vegetation in front of it??? Or can it be riprap?	6/29/2023 4:47 PM
18	Some percentage that still allows for "beach".	6/27/2023 5:34 PM
19	only if they caused the original removal of it.	6/27/2023 7:37 AM
20	We all bought a lake house to use the lake and boat. Not to live on a swamp.	6/26/2023 8:47 AM
21	Too little too late and too controlling. We have a 40' lot which would be a hardship to vegetate in relation to someone who has a 200' lot.	6/25/2023 7:38 PM
22	Re-establish after what? Floods? Do you mean no beaches allowed? Unclear question	6/24/2023 6:44 PM
23	In what situation? After building? Flooding?	6/24/2023 2:16 PM
24	Is this a problem now? Everyone has worked hard to recover from flooding. Stay out of this	6/24/2023 11:44 AM
25	Not sure what you're getting at with this question. What vegetation?	6/23/2023 6:05 PM
26	What are you asking? You already asked if a person can remove trees on their own property. It is a persons property.	6/23/2023 1:04 PM
27	By vegetation do you mean bring in topsoil, a sprinkler system, sod, and potential invasives? And then top that all off with chemical lawn treatments to kill bugs, "weeds", and promote grass growth?	6/23/2023 8:29 AM
28	When? How? Why? Is this after a loss? Is this just because?	6/22/2023 8:16 PM
29	Ideally, native vegetation only. Better yet, don't remove shoreline vegetation in the first place.	6/22/2023 7:47 PM
30	A sandy beach is attractive and does no harm to the lake.	6/22/2023 5:14 PM

Q17 The current zoning ordinance regulates each individual lake or body of water in accordance with the zoning district in which it is located for permitted/special exception uses, minimum lot area, minimum lot frontage, maximum lot coverage, required side yard setbacks, maximum building height and minimum floor area. Street-side yard setbacks and ordinary water elevation setbacks are the same regardless of the zoning district. Do you feel that this is an appropriate approach to regulate each individual lake or body of water? Please explain.

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		49.76%	103
No		21.26%	44
No Preference		28.99%	60
TOTAL			207

#	COMMENTS:	DATE
1	Each lake or body of water has its own unique geographical and geological characteristics on water side, side yards and street side.	7/23/2023 11:01 PM
2	Every Riparian lot is unique and should be treated as such. Applying a one-size fits all approach is derelict and irresponsible.	7/23/2023 9:16 PM
3	Each circumstance is different and there shouldn't be a blanket policy.	7/23/2023 9:05 PM
4	The presence of lake water should dictate the policies, not whether it's commercial, agricultural, or residential.	7/23/2023 7:47 PM
5	Addresses unique characteristics of each lake and its surroundings.	7/22/2023 2:31 PM
6	Lot size should be considered and use of property should be considered	7/22/2023 11:19 AM

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7	Not sure if I am clear on the wording here. Each individual lake should be able to establish zoning appropriate to its own character.	7/22/2023 11:13 AM
8	Lake front property is too crowded. By having minimum area's you can limit the number of houses built on small lots.	7/22/2023 9:18 AM
9	Every lake is different with different circumstances	7/21/2023 1:36 PM
10	Zzz	7/21/2023 1:13 PM
11	not understanding the question.	7/21/2023 10:58 AM
12	Not sure- some of the lakes may be at a lower grade and more apt to flood. I'm thinking the township building inspector would know the characteristics of each lake - but we need to be cognizant of the watershed.	7/21/2023 10:58 AM
13	I don't like current ordinance of setback off the lake. This should be an average of your 2 direct neighbors.	7/21/2023 10:22 AM
14	Street-side yard setbacks and ordinary water elevation setbacks should depend on the zoning district.	7/21/2023 10:14 AM
15	Each lake and each property on a lake is so different than other parcels. We live on a private road that was plotted 100 years ago with small waterfront lots and lots across the street. This is much different than the AVB 60 acre project that is white paper design.	7/21/2023 9:48 AM
16	Look at each request per a one to one bases	7/21/2023 8:53 AM
17	I am astonished at how regulated lake living is already.	7/21/2023 7:08 AM
18	What are you trying to change?	7/21/2023 6:26 AM
19	Each lake has its own DNA, it's own shape, building structures, water depth, and history. Also, some allow power boats and others do not.	7/20/2023 10:35 PM
20	Every lake should be different and meet the needs of that lake	7/20/2023 10:23 PM
21	A Riparian Ordinance recognizing the uniqueness of waterfront parcels and applying different site and setback restrictions as opposed to other residential districts is appropriate.	7/19/2023 4:43 PM
22	Each lake has different characteristics and needs. Some consistency is important for conservation across all lakes but seems reasonable to understand unique needs.	7/19/2023 1:28 PM
23	enough regulation already	7/19/2023 12:59 PM
24	Same rules for everyone	7/17/2023 2:35 PM
25	Each body of water is unique. That is why careful considerations to variances need to occur for each parcel. How the variance affects neighbors, the natural ecosystem, etc. needs to be reviewed.	7/17/2023 1:58 PM
26	All of our lakes have different needs and we need to ensure that each lake is governed as an individual. This question is confusing I want to ensure this comment is read to understand my position.	7/17/2023 12:25 PM
27	I am afraid I don't have enough information to make a decision here. If the question is whether each lake should be treated differently, perhaps so. Paw Paw Lake and Eagle Lake are entirely different lakes. Perhaps they should be treated differently.	7/16/2023 11:59 AM
28	Should standardize regulation of lakes.	7/15/2023 8:47 AM
29	Each district should set their own regulations, however should be for the entirety of that specific lake, regardless of where the lake lies in district.	7/14/2023 3:02 PM
30	Each body of water differs as do the dwellings on each lake.	7/14/2023 2:53 PM
31	I do not know why they might benefit from being viewed individually. If one set of rules will work why make it more complicated.	7/12/2023 3:55 PM
32	I may not fully understand the details here, but it does seem appropriate.	7/12/2023 9:13 AM
33	It would seem a regulatory nightmare for each lake to have different zoning restrictions. With	7/8/2023 5:31 PM

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different restrictions, some lakes with open land could face overly dense development. Profit for developers. Headaches for residents.

34	Each lake and body of water has its own natural characteristics and lake property owner's historic culture which require individual regulations to preserve and protect.	7/7/2023 5:30 PM
35	The lakes are all very different and should be regulated as such.	7/7/2023 2:42 PM
36	Each lake is different in size. Lot size. Characteristics of land.	7/6/2023 12:54 PM
37	There are way to many variables with already established lake lots to try and develop cookie cutter regulations that apply equally and fairly to all. If you are developing a cornfield for housing, you can put in straight streets, square lots, and establish limitations. With lots on the lakes already in place. it is going to have to be accepted that there will be differences.	7/2/2023 10:54 PM
38	All Lake front properties should abide with all rules unless there is a public hearing which can review and discuss the need for variances	7/2/2023 8:18 PM
39	It should be the same for everything.	7/1/2023 1:04 PM
40	Should be regulated in full by zoning district	6/30/2023 1:05 PM
41	There must be a wholistic view of managing the lakes. They cannot be approached on an ad hoc basis - no lake is an island - type of planning is needed.	6/29/2023 12:09 PM
42	Yes, however some have lake associations which should not be "trumped". It is also important to consider how much development has already occurred. For those lake which do not have a lot of development, the rules make more sense. However, for the lakes and parcels which already have houses 3 feet apart, it makes less sense.	6/27/2023 7:37 AM
43	Crooked lake is far different and better than the other lakes and would not want to follow	6/26/2023 11:21 AM
44	I am in favor of a new zoning map goal, two legs in general. There are many unique things about lake property especially already established Lake Lodge. This will help avoid excessive amount of zoning appeals coming before the board.	6/26/2023 10:03 AM
45	A new zone could be established for lake properties only and surrounding area which would allow for some of unique challenges that small lake lots present. This would help avoid some zoning appeals.	6/26/2023 9:46 AM
46	Consider the individual lake and how it is used.	6/24/2023 6:44 PM
47	Each lake may have different surrounding environment, so considering each individually makes sense.	6/24/2023 2:16 PM
48	Each lake should be evaluated individually and not regulated as a neighboring lake is	6/24/2023 12:23 PM
49	The current definitions have worked. If anything the new proposal only results in more obtrusive mega mansions with over fertilizer lawns etc. it also is red lining disguised as an effort to help the environment plain and simple. The ABV development is a great example of this. If environment was a concern, these wet lands would never have been approved to be developed with 9 lakefront homes, etc.	6/24/2023 11:44 AM
50	The township, pushed around by associations, should regulate lake pumping and be held liable should my home, approved for setback at 897.97 feet, flood. My home, built in 1962 by my grandfather, NEVER had a sump pump. Post 2007 change, I now have two!! We're creating our own problems.	6/24/2023 9:30 AM
51	I think zoning ordinances for lakes should be consistent across all lakes within the township.	6/23/2023 6:05 PM
52	There is no one size fits all. Each lake is different needs more discussion to get more info on developers vs individuals	6/23/2023 1:04 PM
53	Common sense should be part of the process.	6/23/2023 10:50 AM
54	Each lake is different and has different boards and circumstances and no two should be treated the same.	6/23/2023 10:38 AM
55	Not all lakes are the same. Size, depth, and their ability to handle boat traffic	6/23/2023 8:55 AM
56	Each body of water reacts differently to weather extremes. Some have inlet/outlet capabilities and others do not. Ordinances only work if they are established using current scientific data,	6/23/2023 8:29 AM

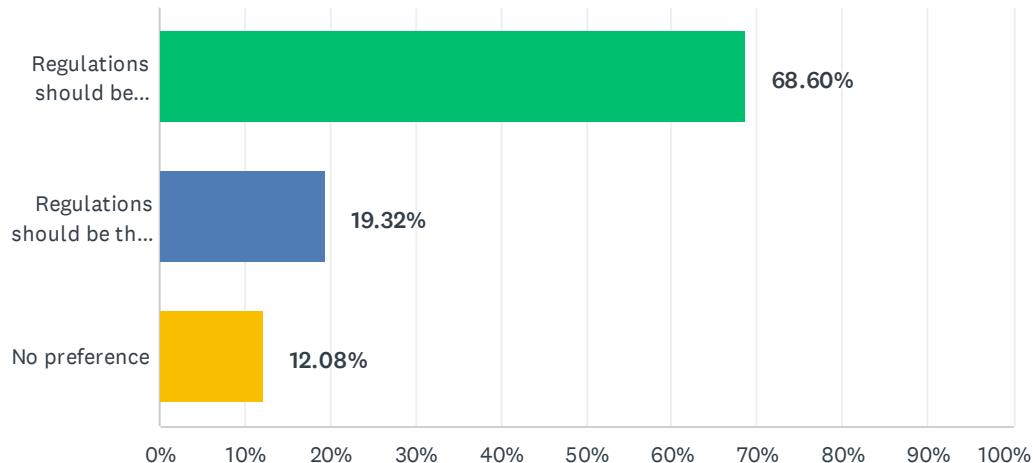
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and are enforced.

57	Each lake should have its own consideration based on the dynamics of the lake to give maximum freedom to property owners.	6/23/2023 8:02 AM
58	The same zoning ordinances for all lakes seems fairer.	6/22/2023 9:18 PM
59	Properties with a shallower incline need to have further setbacks.	6/22/2023 8:16 PM
60	Do whatever best protects native animal and plant species	6/22/2023 7:47 PM
61	You can't use the current zoning in township for lakes. Some lots are are way to small for all those rules.	6/22/2023 5:14 PM
62	Local owners have a better idea on what is best	6/22/2023 3:10 PM

Q18 Are you in favor of an “overlay” zoning ordinance, specific to the characteristics of each individual lake or water body? Or are you in favor of an “overlay” zoning ordinance that regulates all lakes and bodies of water consistently?

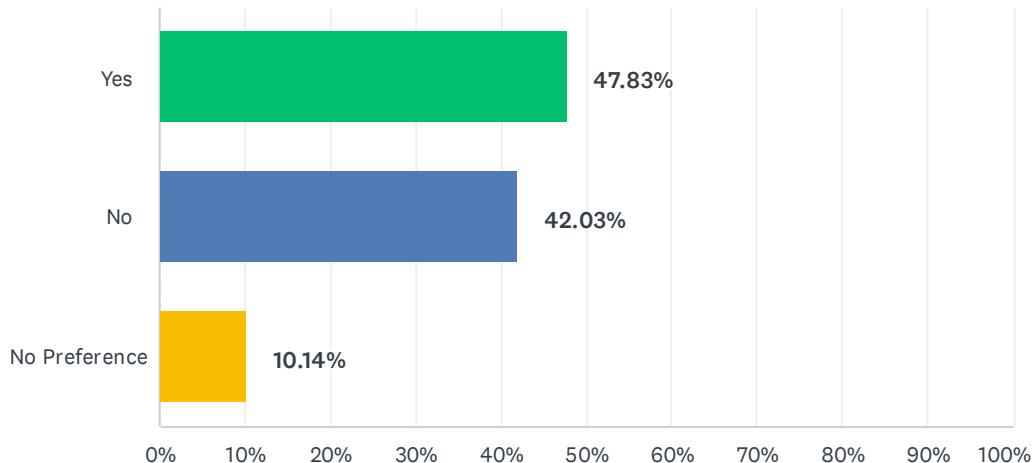
Answered: 207 Skipped: 0



ANSWER CHOICES	RESPONSES	
Regulations should be specific to each lake or water body	68.60%	142
Regulations should be the same across all lakes/water bodies	19.32%	40
No preference	12.08%	25
TOTAL		207

Q19 Short term rentals are currently defined as a building or portion thereof, including single family dwellings or accessory dwelling units, in which lodging is provided for compensation for a period of 90 days or less. Should short term rentals be allowed on lakefront properties?

Answered: 207 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		47.83%	99
No		42.03%	87
No Preference		10.14%	21
TOTAL			207

#	COMMENTS:	DATE
1	Renters must be subject to the same rules and expectations as residents.	7/23/2023 11:01 PM
2	Yes, but with local regulations covering noise specifically.	7/23/2023 7:47 PM
3	Too many issues with drinking and parties. This will endanger families living in the lake.	7/22/2023 8:45 PM
4	I think there should be a limit to the number of short term rentals allowed on the lake as a % of total residential properties. For example, 5% of all residential properties on the lake can be used for short term rentals. If we have 100 residential properties on the lake than five properties can be used for short term rental at must require a permit to do so.	7/22/2023 11:19 AM
5	Yes but with limitations	7/22/2023 11:13 AM
6	Do those that oppose short term rentals also rent short term themselves in southern states during winter months?	7/21/2023 9:39 PM
7	If someone wants to rent their house why would it be any of the township's business? There are lots of rentals on eagle lake but township isn't consistent on letting people rent out. For example lots of rentals yet my neighbor was told no she couldn't rent. So she didn't anymore. But people are still renting their homes. Not consistent or fair.	7/21/2023 1:36 PM
8	property owners should be free to use their property as they see fit related to rental durations.	7/21/2023 10:58 AM

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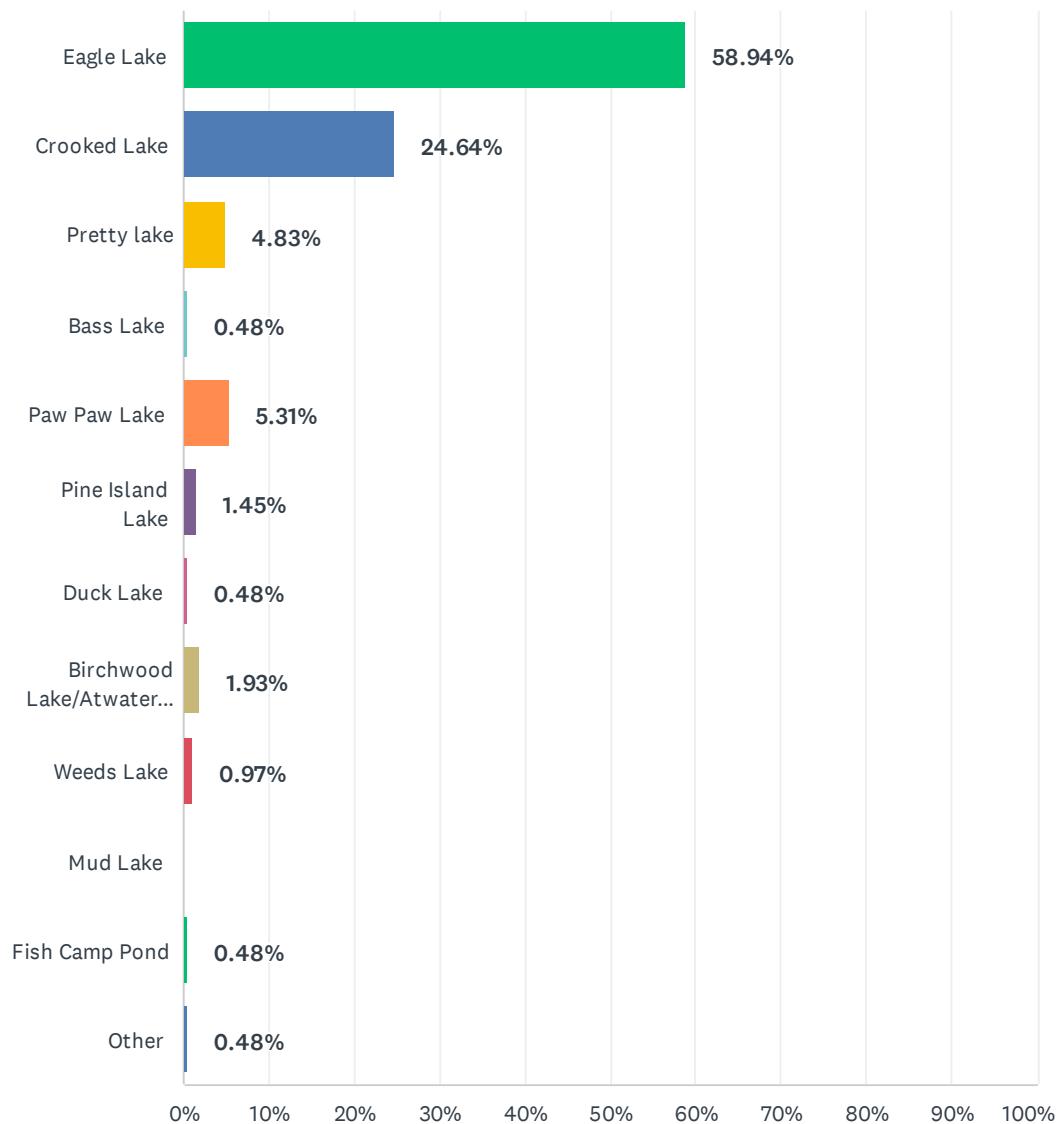
9	The recently passed Short term rental (minimum of 1 month ordinance needs to be appealed. Government should have no business in this to appease a few stingy city folks who live on the lake. They make the worse neighbors- they can't communicate on their own but need government interference. Our lakes originated as summer cottages and grew -so this was good. This ordinance also effects value & income of the property (lowering it). Rentals also allow people to experience lake living who otherwise cannot afford it. It trickles down to \$\$\$- you never know when you may lose your job, health, spouse and need additional income so the government needs to stay out of it. The big \$\$\$ are the summer months and the monthly ordinance does not allow the top \$ that a weekly would. I understand where a daily rental from air bnb that rents 1 room of a house-probably an issue with Zoning. This would be my only issue. Daily room rentals could be a problem with zoning but weekly home/cottage rentals should be allowed. We are kind of a resort area with all the lakes in our township so we should keep our historical lake weekly rentals to continue growing. We have Pretty Lake Vacation Camp that are weekly rentals that is much needed for our underprivileged kids - your ordinance could effect this. Over my 72 years on the lake- I remember Donninger Beach Resort on Eagle that ran for years when I was a kid! Powers Landing too for campers! This is how we grew. It gave non lakers a way to experience lake living as our middle income class can't afford to buy at the high waterfront prices. You are taking away enjoyment from those who never would be able to experience the lake life. REPEAL THE ORDINANCE! I do not rent but I do want the option to do so.	7/21/2023 10:58 AM
10	Stay out of personal choices.	7/21/2023 9:48 AM
11	One week minimum rental. No daily or weekend only.	7/20/2023 10:35 PM
12	We strongly oppose short term rentals!	7/20/2023 7:28 PM
13	Absolutely-The short term rental ordinance should be repealed. We are not condos etc. It is our property to do what we desire. Financial burdens can happen, loss of job, loss of spouse & the ordinance restricts from getting high income. I have been on the lake 72 years-there have always been cottages & people end up buying here. This ordinance slid thru unfortunately,	7/20/2023 2:23 PM
14	The improved lake properties in Texas Township are primarily "residential neighborhoods" and not conducive to transient occupation.	7/19/2023 4:43 PM
15	To take away homeowners right to rent a couple years ago was sneaky. There are only a couple houses that actually rent on Crooked and Eagle. There isn't much of an issue. There should be a way people can rent. One option is to make it a permit process (so only a certain amount of houses can do it). OR just simply the trust system where it is fine as long as there aren't many complaints.	7/19/2023 8:47 AM
16	If short term rentals continue to be an issue, I would encourage that Texas Twp should consider a formal application/rental permit process similar to S. Haven. That said, I know the rental market very well on Eagle lake and out of the 250+ homes on the lake, I am only aware of 5 or less being a rental. If there is a consistency of complaints from the adjacent neighbors of this property a rental owner should stand to be in consideration of losing their rental permit.	7/17/2023 12:25 PM
17	I am strongly against short-term rentals. I purchased a home thinking I was in a single-family neighborhood. I am upset with the township that they are not currently enforcing their current ban on short-term rentals, granting grandfather status to existing short-term rentals that are in violation to the ordinance given that they lost their status due to going back to long term rental during the winter. It very much seems that the Township leadership has sold out to these existing properties to make them happy over the wishes of other residents. I have provided the zoning officials with the information needed with proof that a local short-term rental was a long term rental and nothing is done with the explanation that "a lawyer has been hired" by the offending resident. This is weak at best. I would like to see ALL short-term rentals on Eagle Lake closed in whatever way that is possible.	7/16/2023 11:59 AM
18	Please no! It absolutely disturbs permanent residents life!	7/14/2023 3:02 PM
19	Causes concerns when most of the properties on the lake are year round dwellings and the inability to address noise and other issues but I am not against it	7/14/2023 12:53 PM
20	Weekend rental can be a nightmare for neighboring homeowners. I could see changing the definition to less than 60 days but not less than that	7/12/2023 3:55 PM
21	Not less than 90 day rentals.	7/8/2023 5:31 PM

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22	In the past I have experienced noisy disrespectful neighbors renting the adjacent property and do not want to put up with that again.	7/7/2023 5:30 PM
23	The riparian property owner should have the same rights as a property owner in any other residential area to rent out his property. Many of the same folks that argue for restricting these rentals have no problem renting places in southern states for a few weeks or more during the winter months. Why do we need a double standard?	7/2/2023 10:54 PM
24	residents should be aware of who their neighbors are and not have to worry about short term strangers being next to their residencies. This is a residential community and not a resort commercial community.	7/2/2023 8:18 PM
25	Our objection to short term rentals is the unfamiliarity the renters have with lake rules and regulations. We should have lake residents residing in the homes.	7/1/2023 1:04 PM
26	Minimum 30 days?	6/27/2023 5:34 PM
27	I don't see how time of rental relates to preservation if all rules are followed.	6/24/2023 2:16 PM
28	Should prohibit fireworks and possibly consider quiet hour requirements. When I rented mine years ago, I worked with the neighbors on what would be an acceptable. This was then part of the rental agreement. If violations occurred, the renters would not get the big deposit back	6/24/2023 11:44 AM
29	Minimum of 30 days moving forward	6/23/2023 1:04 PM
30	I was under the understanding that the state of Michigan removed the ability of local government to ban short term rentals.	6/23/2023 10:38 AM
31	Lake usage safety concerns.	6/23/2023 8:29 AM

Q20 On what lake or body of water do you reside?

Answered: 207 Skipped: 0



Texas Township Riparian Survey

ANSWER CHOICES	RESPONSES
Eagle Lake	58.94% 122
Crooked Lake	24.64% 51
Pretty lake	4.83% 10
Bass Lake	0.48% 1
Paw Paw Lake	5.31% 11
Pine Island Lake	1.45% 3
Duck Lake	0.48% 1
Birchwood Lake/Atwater Mill Pond	1.93% 4
Weeds Lake	0.97% 2
Mud Lake	0.00% 0
Fish Camp Pond	0.48% 1
Other	0.48% 1
TOTAL	207

Q21 Please share any other comments or thoughts that you have on this topic:

Answered: 46 Skipped: 161

#	RESPONSES	DATE
1	A multitude of properties and conditions currently exist and current and future owners of said properties should not need to comply with newly established ordinance regulations when maintaining, upgrading or replacing their properties. PUD's should be required to comply with all the new regulations.	7/23/2023 11:01 PM
2	I do not feel A B should be able to fill the lake lots they are going to develop on eagle lake. Not should they be able to clear lily pads.	7/23/2023 9:24 PM
3	We against any changes in Riparian line that define our property as we had go through court proceedings to define riparian lines.	7/23/2023 3:26 PM
4	Short term rentals are the biggest threat that primary residents face. No one wants unknown individuals next to their house staring at their daughters in bikinis. Recipe for disaster!	7/22/2023 8:45 PM
5	Maintaining lake quality and levels are most important to us.	7/22/2023 2:31 PM
6	How many of those working on these regulations are actual riparian owners? How about having this policy making group be made up of riparian owners?	7/21/2023 9:39 PM
7	I think home owners who own their property should get to do what they want with their property as long as it is not poisoning the lake. We pay a fortune to live here. Let us live the way we want to.	7/21/2023 11:32 AM
8	Another issue that has come about on Eagle - is that of the Aqua Thrusters. They enable residents to leave their docks in the water year around - but it also thrusts floating weeds to their neighbors and creates open water in the winter creating non safe areas for animals and kids. Another issue is the cost to Eagle Lake who maintains water quality and much more but also has to deal with a public access. Maybe their should be a charge for this; although it isn't a park it is used that way. Charge or get more money from government.	7/21/2023 10:58 AM
9	Aren't you guys a little late with this survey? You should have asked these questions to the "people/owners" about 40 years ago.	7/21/2023 10:38 AM
10	I feel you should not create a new ordinance about dock locations. It's very rare to have a dispute on our lake so there is no need to try and create a regulation. The only regulation I would support is if you want to create something in case of neighbors disputing. Most of us have been here for years and get along with our neighbors and dock locations.	7/21/2023 10:22 AM
11	We live in the township for the freedoms this brings, we choose to live on a lake with the quirkiness this brings. Subdivision people love rules an regulations, that's great. Lake people like the freedom.	7/21/2023 9:48 AM
12	I hope the township considers the big picture rather than continuing to regulate with an abundance of restrictions. A perfect example of this is decks counting against % of lot. This isn't a big city and the control the township desires is unneeded. We built our home on Eagle Lake several years ago and used a builder not from this area. The builder works all along the lakeshore in Michigan and said Texas Township was the worse township he had ever dealt with. This is not something to be proud of and, in fact, is embarrassing.	7/21/2023 9:30 AM
13	Limit number of bird roundups and egg destruction, it is cruel. Limit the type of watercraft that can be used in lake. Wake boats are destroying lake topography & nuisance to others.	7/21/2023 7:14 AM
14	I am very much in favor of individual lake attention as opposed to one set of rules for all lakes.	7/21/2023 7:08 AM
15	The township needs to present what it's trying to accomplish with these changes the lack of transparency is frustrating	7/21/2023 6:26 AM

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16	It's hard to make a one size fits all policy so I hope the board will continue to review unique situations as they arise to balance good development against the quiet rural setting everyone enjoys.	7/20/2023 7:28 PM
17	The DNR access allows the public with no oversight. The lake owners pay high prices axes & maintain the lake with little help from outside resources- not fair. Also, property owners need to be responsible for their drainage.	7/20/2023 2:23 PM
18	Thank you for soliciting our input. Although Pretty, Crooked and Eagle have developed differently from the other water bodies on the list, I think it would be very difficult to do a separate overlay district for each water body. You might be able to confine your overlay to those waterbodies with sewer available and not available.	7/19/2023 4:43 PM
19	All the lakes are interconnected and good riparian rights are important for the community today and in the future. Thank you for all of your efforts.	7/19/2023 1:28 PM
20	I would say specific to Eagle Lake. I really pray that the township is looking at the vacant land that surrounds the lake - I'd really love to see how we could work with the farmers to preserve the land. The land is what makes this lake beautiful. It is getting eaten up by developments.	7/19/2023 8:47 AM
21	As we are residents on one of the named bodies of water, why were we not notified of this survey? Why does this survey state that it closes on Sunday (see top of survey page), July 16 when the Texas Township website indicates the survey will close on Sunday July 23rd?	7/17/2023 1:58 PM
22	I appreciate that the township is seeking input on this ordinance in a variety of ways. I have seen earlier possible rules on establishing and maintain beaches. I don't see any questions here regarding that, but I will say that while I understand the need to regulate filling in the lake, I would caution against putting in rules that may come in the way of yard preservation in light of possible flooding that may take place before the long term-solution is in place and/or until it is seen how much it controls the lake.	7/16/2023 11:59 AM
23	Personally, I think we should try to preserve as much undeveloped land as possible. I also would like to see ordinances which enforce protection of the shoreline, lake water, native animals, and native plants, to preserve lake and shore ecology as much as possible. We need an ordinance to ban the use of toxic pesticides on lawns that are lakeside, and ban the use of fertilizers on the lake side lawns that lead to more lake weed growth. Also, I don't like the removal of wild animals from our lake or the smashing of bird eggs. Viewing wildlife on our lake is a privilege that I don't want to lose.	7/14/2023 5:50 PM
24	I disagree with practice of breaking eggs in the spring of geese or swans.	7/14/2023 5:43 PM
25	Thank you for asking for input from those of us impacted by possible changes to our zoning.	7/12/2023 3:55 PM
26	A major contributing factor to shoreline erosion is the size of a boat's wake. I would like to see some proposals limiting the size of a wake and/or limiting the hours of the day when a certain size wake is allowed. Each generation judges normal by their own experience and doesn't realize what changed and was lost during the previous generation. The size and numbers of turtles, frogs, fish, insects and many other creatures in Texas Township has decreased noticeably during my lifetime. I encourage our township leaders to do all they can to protect nature's habitat which is why so many people want to live here in the first place.	7/7/2023 5:30 PM
27	I feel I am able to make my own decisions as it relates to the lake. I also like my neighbors and my association and trust them to make their own decisions correctly.	7/7/2023 2:42 PM
28	appreciate this open dialogue and would appreciate futher communication.	7/2/2023 8:18 PM
29	Should have more Marine Patrols by Sheriff. There are some wild boaters out there. We formerly lived on a lake that allowed high speed boating only from 11 am til 7 pm. Nice for fishing, kayaking, low speed boating, paddle boards, etc.	6/30/2023 10:35 PM
30	The township should not be adding restrictions against the wills of the lake associations. Also, the subject lakes have various degrees of development and topography, and therefore need to be addressed differently. I do not support "penalizing" people for their existing setup. However, restricting future developments is "fair game", and would be encouraged.	6/27/2023 7:37 AM
31	how far out a raft should be allowed to be placed. There are several that are a hazard in my opinion.	6/26/2023 11:41 AM
32	You need to continue to allow for "across the street" structures and ownership.	6/26/2023 11:21 AM

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33	We do not need an excessive amount of regulations of lake properties. We are already heavily regulated by the state agencies & they only drive up the cost maintaining our lakes!	6/26/2023 10:03 AM
34	Do not want over regulation of lake properties by the township.	6/26/2023 9:46 AM
35	The entire proposal is over arching, ridiculous and a great example of red lining disguised as an environmental initiative ... none of the proposals will save the environment. Work on fertilizer elimination, preservation of wetlands and run off areas, etc	6/24/2023 11:44 AM
36	Our planning commission needs a massive overhaul. This is not a "lake problem." It's a planning problem decades in the making. From small ponds dug all over the town used for stormwater management that stay full charging groundwater tables helped create a massive flood. Now pipes from poor planning from these subdivisions will deplete into Eagle. You guys need a stormwater management plan! You're creating a mess and residents are forced to pay damages and long-term fixes via pipe structures while you blame "rain" as a scapegoat. It's not the rain - it's you.	6/24/2023 9:30 AM
37	There is an increasing number of boat docks and boat lifts (boat covered garages) that are placed in the water and left year round (365 days) and never taken out. Treasure Island has several. Property owners are using water bubblers to keep the water from freezing in the winter. This practice obstructs views year round. It is also very dangerous to winter fishermen, snowmobiles, skiers, etc as the flowing water extends 200-300 feet out from shore. Ice is very thin and I fear there will come a time that an unsuspecting person will go through the ice. Owner liability is great. This practice should not be allowed. Even the lake weed bubblers must be turned off in the winter. With all the building setback laws now in effect, how is it possible for these property owners to continue to leave these boat lifts and docks in the lake year round. You must make a ruling to stop this as it is increasing in popularity each year. It is natural for lakes to freeze over each winter which this is preventing. Either ok this practice for all or stop the practice.	6/23/2023 10:45 AM
38	Please do not change anything we are fine dealing with our lake on our own. It is unfortunate that the township had to get involved with the flooding and I feel crooked lake did a tremendous service to eagle lake by allowing all the pumping of what ended up being less than perfect water into our lake and I would like to see us solve that and our other problems without further assistance, regulations or guidance. As lake owners we are very invested the quality of our waters just like anyone would be able their own back yard and we will do a great job maintaining it!	6/23/2023 10:38 AM
39	Don't overstepped and start regulating boats. These all sports lakes need all types of boats. Homeowners need rights too even the 1's who others may not like using the lakes. Like fisherman, skiers, wakeboarders, and surfers. Stay away from dictating the majority opinions on to those others that do not want. They and you don't own the lakes everyone does.	6/23/2023 8:55 AM
40	People paid for their property and should be able to do as they wish with limited restrictions and maximum freedoms	6/23/2023 8:02 AM
41	Do all we can to preserve what nature we have.	6/23/2023 6:32 AM
42	I think you should be able to do what you want with your own property with as little government regulations as possible. As long as you are not a danger to neighbors/community or infringing on someone else's rights to enjoy their own property. The public owns the water so everyone should be able to enjoy it	6/22/2023 8:27 PM
43	This is a poorly done survey with vague questions that could lead the township to infer something that the property owner is not actually in favor of. Just like the Legal Lake Level Petitions.	6/22/2023 8:16 PM
44	Thank you for caring about our water and ecosystem. As a 20-year resident on Duck Lake, I'm alarmed by the decline in lake wildlife. First it was the loss of fish, then snapping turtles, then box turtles. In the past two years the frog population has dropped to about 1/10th or less of what it was. Wood ducks were 2 dozen last year, only 6 this year. Something is seriously wrong. My lakeside neighbors and I would genuinely appreciate any help you can provide in identifying root causes and providing solutions. I am happy to help in this effort. Please feel free to contact me. Thank you again for this survey. Amy MacMillan	6/22/2023 7:47 PM
45	Focusing on shore erosion, I feel that we should look at the modern boats capable of putting out large wakes causing damage to shorelines and establish a set of regulations to preserve shoreline property.	6/22/2023 4:28 PM

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46

More Sherriff and DNR patrol on Paw Paw Lake! Marine patrol! consumption of alcohol and
Operating watercraft is out of control!

6/22/2023 1:33 PM