

PUBLIC NOTICE

The East Grand Rapids City Commission will hold a public open house on the date and time listed below to review a proposed ordinance for stormwater management for lakefront property owners. The meeting is open to the public. A copy of the proposed ordinance is available from the City Clerk at the address below during normal business hours.

MEETING DATE: Monday, April 28, 2014

TIME: 6:00 p.m.

PLACE: City Hall – Commission Chambers
750 Lakeside Drive SE
East Grand Rapids, Michigan

Karen K. Brower
City Clerk

(Date of posting at Municipal Offices: April 16, 2014)



CITY OF EAST GRAND RAPIDS

750 LAKESIDE DRIVE SE · EAST GRAND RAPIDS, MICHIGAN 49506

AMNA SEIBOLD
MAYOR

April 14, 2014

Dear Lakefront Resident:

Last November the City Commission considered an ordinance that addressed waterfront property owners' responsibilities for stormwater management. Specifically, the ordinance addressed lakefront property owners who build or extend new structures near Reeds Lake or Fisk Lake shorelines. During the meeting, many lakefront residents voiced their concerns about the proposed ordinance. The City Commission decided to pull the ordinance in order to better understand and address the citizens' concerns. A committee was established to review the proposed shoreline buffer ordinance. The committee was comprised of:

City Commissioner Phil Skaggs
City Commission Bill Graham
Chris Mueller

Don Conduit
A J Birkbeck
Mayor Amna Seibold

Dave Mehney
Steve Williams

Through the hard work of the members of the committee, changes were made to the Shoreline Buffer Ordinance. Changes made to the ordinance include reducing the setback for new buildings, creative alternatives for the vegetative buffer strip, and a better definition of the shoreline.

I want to highlight that this ordinance and any of its provisions *still do not apply to property owners with existing buildings near the shore line, nor to property owners that do not have a building within 50 feet of the shoreline.*

The City Commission will hold a work session to explain & discuss the proposed ordinance and receive input from the community on:

Monday, April 28, 2014 at 6:00 pm
East Grand Rapids Community Center Commission Chambers

We welcome your participation and input at the work session. If you cannot attend, you can send an email (aseibold@eastgr.org) or letter to me with your questions or comments. No action on the ordinance will be taken at the April 28th work session.

The newly revised shoreline buffer ordinance will be formally introduced at the May 5, 2014 City Commission meeting and a final vote will be taken at the May 19, 2014 City Commission meeting.

Sincerely,


Amna P. Seibold
Mayor

AS/kb/8822
Attachment

General Info	City Manager	Engineering	Assessor	Parks & Recreation	Public Safety	Streets & Utilities
949-2110	949-2110	940-4817	940-4818	949-1750	949-7010	940-4870
fax 940-4884	fax 940-4884	fax 940-4884	fax 940-4884	fax 940-4884	fax 940-4829	fax 940-4872

A. **Waterfront Lots.** It is recognized that the City's lakes and other water resources are of great importance to the quality of life in the community, the value of abutting property and the economic prosperity of local businesses. Therefore, it is in the best interest of the community as a whole to take measures to protect these rich assets by reducing runoff of storm water, chemicals and pollutants directly into the water.

1. Applicability. The requirements of this subsection shall apply to any lot or combination of lots and portions of lots with continuous frontage in single ownership that abuts Reeds Lake, Fisk Lake or the Reeds Lake/Fisk Lake channel, when any new construction, including principal buildings, additions, accessory buildings, patios, pavement or similar buildings and structures creates a net increase of 100 square feet or more of impervious surface within 50 feet of the shoreline. For purposes of this section, new construction composed of surfaces designed to provide storm water porosity shall not apply.
2. Requirements. When the condition stated in subsection A.1. occurs, a permit shall be required and the following regulations shall apply:
 - a. An application shall be filed with the Director of Public Works, along with a drawing showing the lot lines, proposed new construction location and dimensions, distance from the shoreline, and proposed storm water best management practice as required. The minimum best management practice is to require a five-foot wide vegetative buffer strip be installed along 75% of the frontage edge, or an action with equivalent (or better) level of protections.
 - b. Best management practices, such as those mentioned the current edition of the "Low Impact Development Manual for Michigan" shall be constructed to manage storm water that flows through the property into the water. Plans for the best management practice proposed shall be submitted to the Public Works Director for approval.
 - c. A 25 foot building setback shall apply from the shoreline within any yard abutting the water.
 - d. A minimum 15 foot setback from the shoreline shall apply for all impervious surfaces. For purposes of this section, surfaces composed of pervious materials utilized for patios and walkways are permitted with set backs otherwise required by Section 5.61 of this code. Boat Ramps need to be constructed in accordance to Department of Environmental Quality (DEQ) requirements.
 - e. Individual 6 inch caliper size or larger living trees within 10 feet of the shoreline may not be removed except to create a view corridor for 50% of the width of the waterfront property. Individual trees within 10 feet of the shoreline may be removed if they are in danger of falling, causing damage to dwellings or other structures, or causing blockage of the lake or channel.

Definitions:

Pervious materials: A substance that allows water to pass through. This could include materials specifically designed for this purpose, as well as non-grouted pavers, and slatted wood decks.

Shoreline: Current shoreline at time of construction, the ordinary high water mark as defined by the city, or an existing seawall.

Shoreline Buffer Ordinance Fact Sheet

What is included in the proposed ordinance?

- The ordinance affects a property *only if the owner is constructing a new building or structure within 50 feet of the shoreline.*
- A new building must be 25 feet back from the shoreline
- An impervious deck or patio (materials that do not allow water to pass through) must be 15 feet back from the shoreline. (An example is a concrete patio).
- If a building or structure is built, then a five-foot wide vegetative strip will be installed along 75% of the lake frontage edge. Alternative methods to filter the storm water are also acceptable.

What is not included in the proposed ordinance?

- Neither the ordinance nor any of its provisions apply to current property owners with structures already near the shoreline or without structures within 50 feet of the shoreline.
- The ordinance does not apply to boat ramps or sea walls. Both are regulated by the Michigan Department of Environment Quality (DEQ).
- Decks, sidewalks or patios made of pervious materials (materials that allow water to pass through) are not subject to the ordinance.

What is the City doing to address lake water quality?

- Three (3) storm water cleaning chambers have been built to filter storm water from buildings and streets in Gaslight Village, EGR High School, Blodgett Hospital, Wealthy Elementary School, EGR Community Center and several neighborhoods.
- Dirt and trash enter the streets and storm drains from home yards and parking lots. The City sweeps streets and cleans the street storm water catch basins to remove these and keep them out of our lakes.
- A new ordinance addresses proper dumpster enclosures in Gaslight Village businesses to keep trash out of the storm drains
- The City created a vegetative buffer strip in Collins Park.
- The City tests storm water outlets to monitor for illegal dumping or discharges into the lake.