

**PLATTE LAKE IMPROVEMENT ASSOCIATION**

**P.O. BOX 272**

**HONOR, MICHIGAN 49617**

[www.platte-lake.org](http://www.platte-lake.org)

May 20, 2009

Dear PLIA Member:

The 7:00 PM **June 3, 2009 Public hearing** on the propagating the zoning overlay district to the Benzonia Township portion of Platte Lake **has been rescheduled to 7:00 PM July 1, 2009 at the Benzie County Government Center.**

We hope most will receive this mailing and avoid showing up for nothing. The delay was caused as a result of the public notice not being sent to the newspapers in time.

While I have your attention, let me explain why this is Very Important to Platte Lake residents whose property is located in Benzonia Township. Your ability to manage your beach could be severely restricted.

Benzie County Planning and Zoning has been persistently over the past six plus years been supporting a lakeside buffer strip ordinance that would restrict your access to the lake via a four foot wide path and your sand beach for the typical 100 foot lot could be no larger than 25 feet in width and only four feet from the lake. The rest of the area must be left in its natural state. Many PLIA members felt that was a "land grab /take away". Over the past years the PLIA membership at several Annual Meetings voted unanimously to reject this concept. The PLIA was able to work with Lake Township and implemented a zoning ordinance on the Lake Township portion of Platte Lake which is property owner and lake friendly. Lake Township residents with the help of Lake Township Planning and the PLIA took care of the issue for good. Lake Township adopted the Platte Lakes Area Management Overlay in August of 2005. The Overlay Ordinance is on the PLIA web site [www.platte-lake.org](http://www.platte-lake.org). The overlay ordinance DOES NOT RESTRICT ONE FROM LEAVING THEIR PLATTE LAKE SHORELINE IN ITS NATURAL STATE. If you want a beach and want to mow the lawn, etc. you can as long as you do not cause erosion and properly dispose of what you collect that washes up on your beach as well as any grass clippings from the twenty five foot lakeside buffer zone. The ordinance also incorporates a phosphate fertilization ban and storm water retention basins for new construction. All of which help reduce the phosphorus load to Platte Lake while having a minimal if any impact on land use....a win-win for the land owner as well as Platte Lake. If followed, the phosphorus reduction measures will be an enabler for the attained of the court mandated 8.0 ug/l phosphorus standard.

The reason the ordinance is not in place for the Benzonia Township portion of Platte Lake is that Benzonia Township has delegated their zoning authority to the Benzie County. Benzie County Planning writes and approves Benzonia Township's zoning ordinances. We have been asking them since 2005 for this zoning overlay. They have declined to act on this matter and this is the PLIA's way of forcing the issue to an up or down vote.

If you have property on Platte Lake in Benzonia Township you need to be at the hearing and you need to personally express your support for the proposed zoning overlay. **YOU NEED TO INDICATE THAT YOU ARE BENZONIA TOWNSHIP PROPERTY OWNER IN THE PROPOSED OVERLAY DISTRICT AND YOU SUPPORT ITS IMPLEMENTATION AS WRITTEN.**

It is the best thing you can do for your property and for Platte Lake. I will be at the hearing and speak for the PLIA. **You need to speak for your property.** I have heard a lot of nonsense on this issue from all levels of local government. Based on everything we and our environmental experts know and what we can defend in a court of law, this is the environmentally responsible thing to do. We have researched this subject and have support from the Implementation Coordinator of our Settlement Agreement as well as the DNR as to the ordinances viability in reducing the phosphorus load to Platte Lake. We are talking about the potential for an ultimate reduction of 400 to 600 lbs of phosphorus based on compliance with this ordinance. That is greater than hatchery discharge limit of 175 lb of phosphorus per year!

You need to be on the record showing your support as an individual Benzonia Township Platte Lake Property owner and urge the Benzie County Planning Commission to endorse what Lake Township has already implemented.

If there are any questions or clarifications that you require, please e-mail the web site or call me directly.

I look forward to seeing you at the hearing.

Thanks,

A handwritten signature in black ink, appearing to read "Wilfred Swiecki". The signature is written in a cursive style with a large initial "W".

Wilfred Swiecki  
President, PLIA  
231-882-7047