

**Hayes Township
Shoreline Protection Strip
Application**

Date: _____

General

Applicant: _____

Address: _____

Telephone: _____ **Cell** _____ **Email** _____

Property Information:

Address of Property: _____

Property Tax ID: (15-007- _____ **Parcel Size:** _____

Water Frontage Width: _____

Property Description: _____

*** I hereby grant permission for members of Hayes Township, Township Board, Planning Commission and Staff to enter the property described in this request for the purpose of gathering information related to this application. (Note to applicant) This is optional and will not affect any decision on this application.

Owners Signature: _____

Reviewer Signature and Recommendation:

Approval Standards

- ☐ The proposed alterations within the SPS area comply with all requirements of Section 3.14 – 3 SPS of Hayes Township Zoning.
- ☐ The proposed alterations within the SPS area will not create a significantly adverse impact on fish, birds, wildlife, native vegetation, and general water quality.
- ☐ The proposed alterations within the SPS area will not create a significantly adverse impact on water quality by increased erosion and sedimentation going into the water.
- ☐ The proposed alterations within the SPS area will not have a significantly adverse impact on the natural character and aesthetic value of the shoreline and on the visual impact of the development.

Section 3.14 Waterfront Regulations

1. Intent

The waterways and lakes in and adjacent to the lands of Hayes Township are invaluable assets to the economy and quality of life, and therefore must be preserved in a natural fashion to maintain health of these waterways as well as the natural beauty of Northern Michigan. Thus, owners of waterfront lots have an added responsibility regarding the preservation and protection of these natural resources, water quality and community scenic and recreational values.

2. Setback Area Regulations

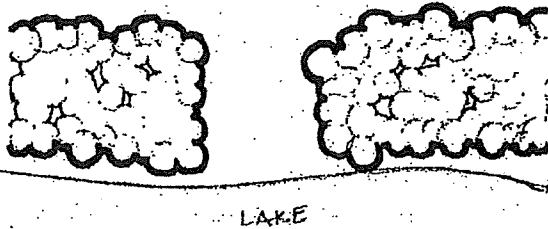
Except as provided herein, no structures (with the exception of a patio/deck, walkway, retaining wall, launching ramps and / or docking facilities including steps) shall be allowed within one hundred (100) feet of the Ordinary High Water Mark on Lake Michigan and Lake Charlevoix, and eighty (80) feet on Susan Lake, and such excepted facilities shall meet the side yard setbacks for the district in which they are located.

- A. One at-grade patio/deck, not to exceed two hundred (200) square feet may be located within the 100-ft. setback following review and approval by the Zoning Administrator to ensure the structure will be installed in a manner which will cause the least negative environmental impact.

- I. No portion of the patios/deck shall be located more than two feet above the natural grade.

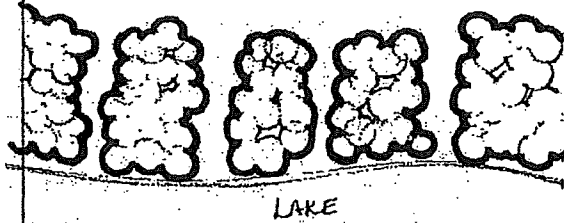
Single View Corridor

Single View Corridor maximum 20% of frontage



Filtered Views - Multiple Narrow View Corridors

Filtered Views
Sum of view openings - maximum 20% frontage



- I. Selective trimming of trees to allow for filtered views is permitted within the Shoreland Protection Strip so long as the overall health of the tree is not compromised and is not included in the allotted 20% removal.
- J. The removal of invasive species is both allowed and encouraged. Please refer to the list of invasive species by Northwest Michigan Invasive Species Network. The list of recommended invasive species is available at the Township Hall and an electronic link is posted on the Township website.
- K. It is in violation of the zoning ordinance to alter or disturb the Shoreland Protection Strip except to remove dead trees or shrubs, remove invasive species, or for selective trimming of trees as permitted in 3.14.31. If altered or disturbed, the following corrective measures are required:
 - I. Any and all fill material placed within the Shoreland Protection Strip shall be removed. Only soils or rocks, consistent with the composition of the pre-existing on-site soil and rocks, shall be allowed when necessary for growth of new vegetation. Placement of beach sand is prohibited.
 - II. The Shoreland Protection Strip shall be replanted. The replanted area shall consist solely of native vegetation and any replacement trees, similar in size and species to those removed. Any tree greater than 8 inches in diameter (8 inch in diameter measured at 4.5 feet above the ground) which was removed, shall be replaced at a rate of two trees for the first 8 inches in diameter, and one additional tree for each additional 4 inches in diameter of the original tree removed (*i.e. if a 20" tree is removed—5 replacement trees would be required, 2 for the first 8" and 3 for the other [20"-8"] 12 inches of diameter of the removed tree.*)
 - III. All required replanting shall be replanted with native species as recommended by the Northwest Michigan Invasive Species Network and installed and maintained in accordance with the requirements of Section 3.24.
 - IV. Where native shoreline vegetation does not exist, a combination of native vegetation shall be introduced in a naturalized planting pattern as exemplified by neighboring shorelands that have not been disturbed.