

To Hidden Rivers Hills Residents and other LTPOA members:

Doug Kuhlman, Nottawa Township Zoning Consultant/Code Compliance Officer, recently issued the list of concerns and discussion points regarding the Edgewater Developer's plans for using the Open Space Property Ordinance (OSPO) to build the South Beach area of the Island Hills Golf Club. This type of development is commonly referred to as "cluster housing". These concerns and discussion points arose from the Public Hearing Meeting held on July 23, 2018. This list was recently sent to many of you via e-mail. The final OSPO concerns list will be sent to the lawyers and building commission for their review along with the developer's (Edgewater Development and Bob Griffioen) building application for the building of cluster homes at the South Beach development location near the golf course's club house, restaurant and pool area.

Hidden River Hills' residents and LTPOA members are encouraged to submit their own comments and any objections to the developers proposed cluster home development plans for South Beach. Please submit your comments directly to Doug Kuhlman at his e-mail address listed below. Please note that your response is needed immediately so that Doug Kuhlman can add them to the information he will be submitting to the lawyers in the next couple of days.

Please note that the development plans using the OSPO ordinance approved by the Nottawa Township Zoning Board for South Beach will probably form the basis for the building designs of cluster homes for North Beach on what was known as "Floyd's Orchard" adjacent to the entrance of Raintree Blvd., other parts of Lake Templene, and the rest of Nottawa Township

The comments and discussion points are centered upon the developer's plans which were obviously manipulating the purpose and intent of the OSPO ordinance to squeeze as many housing units into the modified development site. As proposed, this building site will end up preserving none of the original land features of the original site, which is the main purpose for the use of the ordinance in building cluster homes. In addition, the already tight water channel butting up to the proposed building site will become a heavily congested waterway when additional docks are added to the existing docks used for visiting the clubhouse, restaurant, and golf course. The developer also intends to add a beach club in this area next to the bridge. Again, the developer is trying to force-fit as many money making design features as he can into this already congested waterway.

While reviewing the developer's plan drawing, please note that the ordinance's 50% open land preservation requirement is accomplished only by counting any land area on the drawing including the spaces between each home and the water easement area indicated on the drawing.

Please review the list of concerns and discussion points regarding the developers South Beach site plans and a partially enlarged copy of the developers South Beach site plans drawing and, if you are willing, submit your own comments, concerns, and questions to Doug Kuhlman via his email.

The next Public Hearing for Nottawa Township will be held at the Township office on August 13th, 7:00 PM. If there is a change on date, time, or location, a notification will be posted.

Douglas M. Kuhlman, Zoning Consultant/Code Compliance Officer, Nottawa Township
Email: municipalzoning@gmail.com

Dolly Padgurskis (with input from Mary Jo and Ed Murphy)
For the Concerned LTPOA members of Hidden River Hills