

## Public Hearing

The Helena Township Planning Commission will hold a Public Hearing:

- Date/Time: Thursday, May 8<sup>th</sup>, 2025 at 5:30pm in the Helena Township Community Center
- Topic: Helena Township Ordinance updates to Chapter 5, Section 5.02.02

### **CHAPTER 5: SUPPLEMENTAL REGULATIONS**

#### **SECTION 5.02: SUPPLEMENTAL WATERFRONT, LAKE, STREAM, FLOOD PLAIN, AND WETLANDS REGULATIONS**

##### **Section 5.02.02 – Restrictions Applicable to Property Abutting Lakes, Rivers or Streams**

Many lands within Helena Township are connected to, adjoin, or abut lakes, rivers, or streams. In the interest of protecting the water quality, aesthetics, property values, quiet environment of homes and cottages, and the natural setting of the shoreline, and to prevent overcrowding of shorelines and water bodies; the following provisions shall be applicable.

1. No permanent groin wall structure, defined as any shore perpendicular structure used to maintain updrift beaches or restrict longshore sediment transport ~~by the Michigan Department of Natural Resources,~~ shall be installed as a shoreline erosion control device on any of the inland lakes, rivers and streams within Helena Township.
2. All man-made extensions from the shoreline into or over said inland lakes, rivers and streams shall have an open sub-structure construction so as to allow the free and unrestricted movement of the inland waters littoral current.
3. A strip of natural vegetation shall be maintained to a depth of twenty-five (25) feet from the high water mark of the inland lakes, rivers, or streams abutting or traversing the property in question. Within such area, no more than thirty (30) percent of all living trees and shrubs shall be removed by cutting them to grade level. The remaining trees and shrubbery may be trimmed and pruned for a view of the water from the property.

Land alterations within the shoreline greenbelt protection buffer are subject to the following conditions.

~~Initial contact must be made with the Helena Township Zoning Administrator prior to the commence of any activity.~~

~~A required Helena Township Land Use Permit is subject to the receipt, by the Helena Township Administrator, of an approved plan and permit from the Antrim County Soil Erosion and Sediment Control Officer.~~

*The above 2 sentences have been updated into number 4. below.*

4. A site plan that prevents erosion and sediment from entering the water and an approved permit from the Antrim County Soil Erosion officer shall be presented to the Zoning Administrator prior to commencement of work;
5. Dimensional and structural conditions are as follows:
  - a. Upper limit on total land alterations with the shoreline greenbelt protection buffer shall not exceed fifteen (15) percent of the shoreline greenbelt protection buffer. A path or walkway

- may be constructed to the water's edge to width of eight (8) feet. No continuous concrete path shall exceed five (5) feet in width;
- b. No permanent roofs or canopies.

**The language in this section is new.**

6. Additional Restrictions and Requirements

- a. Marinas are not allowed in residential R-1 zones.
- b. New boathouses are prohibited.
- c. Use of powered watercraft shall be limited as follows based upon the amount of water frontage per parcel as identified by county tax rolls:
  - i. Less than 100 feet – 2 powered watercrafts are allowed;
  - ii. Every additional fifty (50) feet – additional one (1) powered watercraft are allowed.
- d. Powered watercraft may be placed in front of property by any means: lifts, docked, sea legs, moorings or anchoring.
- e. No dock space or watercraft shall be rented in residential R-1 zones.
- f. Powered watercraft must have a legal state watercraft registration.

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## **DEFINITIONS USED AND NEEDING UPDATING IN SECTION 1.03 – DEFINITIONS**

**Docked or Docking:** Tethering of a watercraft directly to a pier, platform, pole, dock, bulkhead, boat house or mooring; and also, the placement of a watercraft in an off-shore boat house, or the regular or overnight beaching of a watercraft.

**Marina:** “Marina” means a facility that is owned or operated by a person, representative, or owner’s agent, extends into / over an inland lake or stream, and offers service to public or members of the marina for docking, loading, or other servicing of recreation watercraft. **(Note: This is the EGLE definition of marina – Part 301 Inland Lakes and Streams, Section 324.30202(j)).**

**Mooring:** A space for a single watercraft at or adjacent to a dock, in an offshore boat hoist, an overnight anchoring offshore, or a beaching location.

**Private Waterfront Access:** A privately-owned way or means of approach to provide physical entrance to a body of water.

**Shoreline Greenbelt Protection Buffer:** A strip extending along the shoreline with features that prevent erosion.

**Shore Station:** A floating or fixed structure used to dock and secure watercraft to protect it from the elements and which may include equipment to lift a watercraft out of water.

**Powered Watercraft:**

1. Powered Watercraft in which there is any type of mounted motor (gas, electric, solar and/or battery), or in-board motor for propulsion. A vehicle used or capable of being used as a means of transportation on water. Any boat, pontoon boat, hydrofoil, hovercraft, jet ski, personal watercraft, jet boat, or similar vessel having propulsion that is stored on a boat hoist or mooring, but does not include canoes, kayaks, paddle boats, rowboats (without an engine), or other human powered craft or beached sailboards and sailboats.