

Dunham Lake Property Owners Association
Dunham Lake Civic Committee
Highland, Michigan

September 8, 1993

Board of Trustees
Charter Township of Highland
P.O Box 249
Highland, Michigan 48357-0249

RE: Brody proposed development at Dunham Lake
Sidwell #11-18-100-010, #11-18-301-003, #11-18-326-012.

Dear Members,

Thank you for your consideration of our concerns about the Brody property. The reason that we were forced to make this late proposal was a misunderstanding of the process. We were uncertain about the appropriate point to make our public comment.

We have decided to make the following requests concerning the proposed development.

We propose that sidewalks and curbs not be permitted for street development. - Sidewalks are not appropriate for streets around Dunham Lake. They present water drainage problems which can lead to contamination of the lake. None of the other streets have curbs or sidewalks. The greatest threats to the lake are lawn chemicals, soil erosion and chemical residues from streets. It is important that the natural buffer strip surrounding the lake be allowed to filter these pollutants. Sidewalks decrease the area that can absorb water, and curbs funnel large amounts of water to a particular area. Both of these types of structures are contrary to natural filtering needs and tend to cause soil erosion. While curbs and sidewalks may be desirable for other neighborhoods, they are detrimental to our needs and our objectives. Please find enclosed a 1990 study of Dunham Lake which supports this argument.

We propose a restriction on park construction until 51% of Phase I and Phase 2 of the project is occupied by the new residents and their association makes such a decision. In the interim The Dunham Lake Civic Committee and the Dunham Lake Property Association will allow full privileges of its park land to these new residents who are willing to pay our dues. Such a delay in development will allow the proposed park to be better adapted to the needs of the new residents and will eliminate the security problems that we anticipate with the present proposal.

Any plan for the development of the new park should include an adequate security provision. Since the DLPOA park is adjacent, we feel that uncontrolled access to the proposed park poses a threat to our park security.

The property belonging to James Inderhees (2220 Tipsico Lake Road) should be included in the phase to allow lake access. This property is bordered on three sides by the Brody property and was once part of it. It is completely surrounded by other property having lake access. We would have legal difficulties including this parcel in our association.

We think these proposals are very practical and should also result in a savings to the developer. Again we thank you for the sensitivity to our concerns.

The DLPOA Board of Directors

_____ Ed Kruppa, President

_____ Mick Bell, Greenbelt Chairman

Enclosures