

Policy Statement

One major reason that the State Legislature created the Resort District Authority was to provide to the residents of the various Beach Associations and other residents of the area, a vehicle whereby adequate flood protection could be provided. There, of course, were other benefits envisioned, such as roads, lighting, and garbage collection. This policy does not apply to Detroit Beach area as they are controlled by the Advance Measures Policy.

In order to provide for the restoration of dikes, flood protection devices, sea walls, etc., the Resort Board must establish policies to be followed if property owners wish to be part of the program of restoration.

First: In order to participate in any rehabilitation, restoration, sea wall construction, or the like, the property owner must provide necessary construction easement to provide for the work to be done at no expense to the grantee (Resort Authority).

Second: Steps or ladders will be placed on the properties which presently have ladders or steps presently in existence on said lands for access to the beach. Residents having no steps or ladders will be required to pay for steps if they wish

to have them incorporated into the new design; however, rehabilitation sections may not be able to incorporate new steps into the construction.

Third: Decks will be replaced on those properties which previously had permits for said decks, but will be built only on land and not over any walls/dikes etc. Permits shall be obtained by the contractor and paid for by the contractor. Material used in the reconstruction shall be similar to material used in the previous construction.

Fourth: Davits will be reinstalled providing they are in adequate structural condition. If the actual davit must be replaced as part of the reinstallation work, the homeowner will be responsible to the actual cost of the davit.

Fifth: The homeowner shall remove any landscaping that they desire to save prior to the construction. The project will include normal restoration (grading, topsoil, seed and mulch) in the greenbelt areas.

Sixth: The intent is to duplicate where possible the present structures existing, not to enhance, but to duplicate.

Any replacement is subject to Army Corps of Engineers and/or Michigan Department of Environmental Quality approval if needed, as well as Township building department approval as to permits and the like.

If any property owner does not want to participate in this one and only program for flood protection at no cost, then they may do so; however, if in the future, the Township requires repair or construction to the owners flood protection device, then it will have to be done at the owners expense, as the Resort District Authority assumes no liability for said repairs.

There is also to be created an adhoc committee from the Resort Board consisting of one Board Member: the Director and a member of the engineering firm who will review the various stages of proposed rehabilitation/construction and will make a recommendation in writing to the full board concerning the type of construction and additions such as decks to be programmed and/or bid on each individual property if so authorized by the property owner. The board member appointed to this adhoc committee will be paid for every three hours per diem. The legal advisor may also be consulted if there are any particular legal problems regarding the proposed construction/rehabilitation. The final decision will be based upon the adhoc committee's report, but the Board itself has the final decision regarding what is to be done.

Corrections made on: August 8, 2007

Adopted by the Board on: August 8, 2007