

April 24, 2026

Dear Golden Township Planning Commission and Board:

I am respectfully requesting that the Golden Township Planning Commission and Board seriously consider a PAUSE on the PUD modification request from Breakaway Bay/Woodland Shores. The Woodland Shore Owner's request will have significant negative effects on our residential neighborhood. I am listing a few issues that are of grave concern to me and my neighbors. You are all Stewards of our future land planning and usage for our community – our neighbors trust you - please review this issue more rigorously!

#### OUR MASTER PLAN IS IMPORTANT

As I read our Golden Township Master Plan – I applaud this endeavor. Clearly it was a serious effort involving multiple focus groups with input from citizens and businesses all over the County. The new PUD request is in conflict with the Township's Master Plan that is designed to create a positive environment for residential living. More campsites, more construction of cabins will continue to push the PUD use to the west side of Ridge Road, when in fact, the operation was supposed to be planned to be contained on the east side of Ridge Road.

A few important excerpts from our Master Plan:

- *Future development must occur in a planned and coordinated manner rooted in the **desires of the citizenry**.*
- *In many communities, natural resources have been utilized and/or compromised for short-term economic gain or **short-sighted development** with little consideration for long-term impacts on local or regional quality of life.*
- **Resort Residential Goals** (the Woodland Shore land is a Resort Residential property):
  - *Year-round and seasonal home neighborhoods are **free from encroachment by non-residential uses**.*
  - *Enforce keyhole regulations to **prevent overcrowding of remaining undeveloped shoreline open space**, recognizing the interests of residents in areas developed for single family residential use.*

Understanding that the 2024 PUD is not the issue today - I personally feel that the 2024 PUD that was approved by your Board was a flagrant violation of our Master Plan's core values. The land was zoned as Agricultural Residential - and now we are watching as the Owner builds and markets 60 plus Dune Buggy Condos. "Bring Your Friends!" I can only imagine another 150- 200 people using the small keyhole shoreline referenced in our Master Plan, and the buzz of hundreds of dune buggies down our quiet streets. We should all be taking these Master Plan guidelines more seriously.

#### THE SITE and QUANTITY OF CAMPGROUND SITES

- What is the accurate quantity of camp sites? The Owner's reports state the current quantity is 254.
- What is the exact extent of Woodland Shores Private Beach?
- Has the Township Planning Commission or the Owner conducted a professional survey of the property lately or this year? Do you have a copy of it that could be shared? Does the Owner have a certified copy that could be shared?

## THE OWNER ADVERTISES PLUMBING ACCESS and DRAINS IN THE 60 DUNE LOCKERS

1. Even though the Dune Lockers are not a part of the new PUD - this issue impacts the entire site as well as the neighborhood because the marketing material is promising plumbing access.
  - How often has the Township Planning Commission met with EGLE lately or this year?
  - Were there any physical walk-throughs of the property and inspections with EGLE? Were there any notes or meeting minutes available?
  - Did the Township Planning Commissioner or the Owner meet with any Professional Licensed Plumbing Contractors when these Dune Buggy condos were designed?? Are there any notes or data available to share?

## WATER RUN OFF

1. Our Master Plan states:

*Groundwater All Township residents rely on groundwater as their sole source of drinking water. Groundwater is susceptible to pollution under circumstances including, but not limited to: inadequate and overcrowded septic systems, unplugged wells, loss of wetlands and the cleansing process they provide, and leakage from discarded vehicles. Due to the sandiness of soils predominant in the Township, groundwater is very vulnerable to widespread contamination. Once polluted, it may not be feasible to remediate pollution in an efficient and cost-effective manner.*

- With regards to the current PUD adding 50 sites into the property - has the Owner or the Township Planning Commission met with any Professional Engineers to analyze current and future water runoff issues?
- Has the Owner of the Township Planning Committee met with EGLE re: this specific issue?
- Any meeting minutes available?

## FALSE ADVERTISING BEACH ACCESS?

1. The current Master Plan states that because this land is rated as Resort Residential – the *Keyhole Regulations must be enforced to prevent overcrowding*. The Owner advertises the Campground's access to Lake Michigan continually. As 50 sites are added for a total of either 400 or 304, and 60 Dune Buggy Lockers plus friends - the usage of the modest size beach across the street could balloon out of control.
  - Has the Township Planning Commission or the Board Members addressed this Keyhole Master Plan issue specifically with any legal counsel?
  - Has the Owner outlined any existing strategy, or operations plan for controlling the crowd size that uses the public beach? Any designs or meeting reports that can be shared with neighbors?
  - Has the Owner communicated any future strategy or plans for a blinking light or crosswalk for golf carts to cross safely? Any designs or meeting reports that can be shared with neighbors?

An immediate review/study is needed by the Township Planning Commission and the Board to review how the PUD is compromising the quality of life of the Community- as well as violating the core values of our Master Plan.

Thank you for your time and thoughtful review.

Lisa Montgomery Baker, ASID IIDA