



May 27, 2025

Charter Township of Garfield
Planning Commission
3848 Veterans Drive
Traverse City, MI 49684

Dear Planning Commissioners,

I am writing regarding the Lake Pointe Village PUD – Major Amendment that is scheduled for Public Hearing on June 11, 2025. The Watershed Center (TWC) advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. Because this proposal is on an environmentally sensitive site with hundreds of feet of shoreline along Boardman Lake and a mature tree canopy, we offer the following for your consideration.

We appreciate that the commission discussed our May 14, 2025, letter outlining our concerns with the proposal's compliance with Zoning Ordinance Section 535, *Supplemental Shoreline Regulations* at your May 14 meeting. Subsections (a) and (b) of Section 535 mandate a 35-foot vegetated buffer strip and prohibit the removal of trees, shrubs, and ground cover vegetation within the buffer strip. However, we like to clarify that the site plans dated 04-29-2025 included in the May 14 meeting packet do not contain sufficient details about landscaping in the riparian buffer, or any proposed work that may occur in this area, making it nearly impossible to ascertain if standards will be met.

We know the TART trail runs through the buffer area and we are not advocating to remove it. **Rather, we encourage the commission to condition approval on no further tree or vegetation loss within the 35-foot buffer strip to ensure the proposal complies with Section 535 of the Zoning Ordinance.**

Boardman Lake is a nearly 300-acre natural lake that supports warm water game fish populations, is home to a plethora of waterfowl, and supports immense cultural, social, and recreational values and its protection is of paramount importance. Thank you for your consideration.

Sincerely,

Heather Smith
Grand Traverse Bay WATERKEEPER®