

Brothers, stated that most of the Grand Mere area be zoned industrial.

Supervisor Gast was quoted, in the April 26, 1965, edition of the Herald Press, as saying: "Rezoning the area from its present residential status to industrial is regarded as a formality, unless neighborhood objections should pose unforeseen problems. The Lincoln Township Board members have already expressed full agreement on the project." When opposition to this rezoning developed in abundance the Board delayed action and the matter was tabled.

*The owners then changed their proposal and re-submitted their request.* On October 6, 1966, they asked for rezoning to develop a marina and a commercial and limited industrial area. Considering the economics involved in building and maintaining a marina and the lack of evidence that industry can be attracted to the area, it seems logical to question *why the original proposal by the owners has been changed!* Mr. Manley of Manley Brothers stated on February 10, 1967, at the public hearing that he had no plans, at that time, for mining sand in the 300 acres under consideration. Yet in the brief outline of his plans subsequently submitted to the Township Board, he includes provision for shipment of sand and his attorney stated that plans include a silica processing plant.

**Q. Has the township made any attempt to determine the feasibility of building a marina? Is there any guarantee that it will ever become a reality?**

**A.** NO! At the open meeting on February 10, 1967, Fred Born of Lincoln Township asked if an engineering feasibility study had been made. The answer was, "No." He suggested such a study be made before any rezoning request be considered. This seems a reasonable and intelligent request, yet the Board passed the rezoning without a professional feasibility study and without a *plan* or a *guarantee* from the owners who are requesting the rezoning.

**Q. Who could possibly gain by proposing a marina, when all the evidence indicates that it is economically impractical?**

**A.** Perhaps Manley Brothers, whose business is sand mining! They may sincerely hope to develop the Grand Mere area after they have removed the sand, but the citizens of Lincoln Township should

## THE FUTURE OF YOUR TOWNSHIP IS IN YOUR HANDS!

A NO vote on the referendum is a vote for progress in the real sense of this much-abused word. It gives you an opportunity to participate directly in saving the heritage of the land and the scenic beauty of the lakefront from the desecration of the bulldozer until a desirable plan of development can be evolved. There's very little unspoiled land left, let's save it for our children and our children's children to enjoy. This is a great place to live and could be a wonderful year 'round outdoor recreation area for all citizens. If the township needs industry, let's have a *sound plan* to attract it. If a marina is a real possibility, let's get a *guarantee* that it will be built. Let's not desecrate this natural resource needlessly.

# VOTE



# NO

## June 6, 1967

### Remember...

your children's heritage is at stake.

This pamphlet has been prepared by the Grand Mere Association to acquaint Lincoln Township voters with the issues involved in the June 6 referendum vote.

## TAKE A STAND FOR PLANNED, ORGANIZED PROGRESS!

# VOTE



# NO

on the

## LINCOLN TOWNSHIP REZONING REFERENDUM TUESDAY, JUNE 6, 1967

### What is at stake?

The Lincoln Township Board has rezoned a third (approximately 300 acres) of the area known as Grand Mere to commercial, limited industrial and marina classification. It is the position of the Board that this rezoning will encourage progress in Lincoln Township, bring in commercial and industrial enterprises to increase tax revenues and provide a marina which will greatly enhance the Township's recreational facilities without destroying the recreation and conservation potential of the remaining 900 acres.

If this Planned Development project could accomplish all this, there would be little opposition! However, the FACTS clearly demonstrate that rezoning *will not* bring about these objectives.

Analyze the FACTS and be fully prepared to vote intelligently in the Lincoln Township Zoning Referendum on June 6, 1967.

**Q. Will the proposed rezoning attract tax-paying industries to broaden the tax base and lower taxes?**

**A.** NO! There is not one shred of evidence to support the notion that light industry or commercial enterprises would be any more interested in locating in this area after rezoning. Rezoning does not solve the basic problems that have discouraged industry in the past. Land costs remain extremely high! There is no ground water supply! Sewage disposal problems are substantial! And the high water table continues to create serious and costly construction difficulties.

Right now, nearly 2000 acres of relatively low-cost Lincoln Township land, with rail and highway access, is zoned commercial-industrial. Though it has none of the serious drawbacks of the Grand Mere site, most of this land remains unclaimed by industry. Why, then, should industry be attracted to this new Grand Mere plot with all its problems?

**Q. A marina, with an access channel to Lake Michigan, has been proposed. Would this be desirable?**

**A.** The marina proposal has proved to have wide appeal and, on the surface, seems very desirable. However, there is serious doubt in the minds of experts that a marina could be built and maintained. Middle Grand Mere Lake is proposed as the site of the yacht basin. This will necessitate dredging Middle Grand Mere Lake and cutting a channel through the dunes into Lake Michigan. To keep the channel from filling with sand would require continuous dredging or substantial piers out into Lake Michigan. And, Middle Grand Mere Lake is five feet higher than Lake Michigan, so it would require a great deal of dredging to create a yacht basin of any size.

Experts have estimated the cost of developing a marina all the way from four million to over eleven million dollars, with as much as a half a million dollars a year required to keep it operating! That's a lot of money to invest for the kind of return that can be anticipated from the four-to-five-month operation possible in our northern climate.

**Q. If a marina is not economically feasible, why is it being proposed?**

**A.** The marina seems to be "frosting for the cake," to make the rezoning maneuver more appealing. Originally, in December, 1965, the property owners requesting rezoning, Mr. Peters and Manley

have some protection. What happens in case Manley finds, after the sand has been removed to cut a channel to Lake Michigan and dredge Middle Grand Mere Lake, that a marina cannot be built and light industry is not interested in the area?

If the Manley interests are sincere, isn't it logical to expect that a detailed plan of procedure be put on record and a substantial performance bond be posted? Otherwise, what protection do we have that the Grand Mere area will not be left desolate and barren just like the strip mine areas of Pennsylvania and Illinois and the acreage near Bridgman, Michigan already mined by Manley Brothers.

**Q. The area rezoned has been designated a Planned Development area by the Township Board. Won't this give us control over the situation?**

**A.** Township officials would have us believe so, but the facts indicate that, in truth, it provides little protection. Legally, the land was rezoned by the Board's action on February 14. Therefore, the provisions of the zoning ordinance on Planned Development are now in effect. Where is the detailed plan required by Section V-C, covering Planned Development Districts? Section V-C, point B, subpoint 4, requires that in the *Preliminary Development Plan* "the owner shall include any existing or proposed arrangement of streets, lots, rail spurs, buffer strips and rail, water or highway transportation arrangements." This is not to be a surface statement of objectives, yet the proposal submitted by the landowners and approved by Township officials covers only a half page and makes only vague statements of intent. Further, Lincoln Township Attorney John Spellman and zoning expert, attorney Crawford of Ann Arbor, are on record as questioning the legality of the Planned Development section of our zoning ordinance. It is likely that the owners would have recourse to legal action to nullify this section. In that case, we would have little control over what is done with the land.

It should also be pointed out that while the *Berrien County Planning Commission* did endorse the rezoning, as commercial, of the area at the interchange, *it advised against* rezoning the balance pending a feasibility study of the marina.

Since no plans have been submitted as required by our Zoning Ordinance, the only protection we have left is to vote NO on rezoning June 6.

**Q. If the citizens vote NO on the referendum, what happens then?**

**A.** The area in question reverts to residential zoning and sand mining operations would be limited by several factors:

1. No sand mining processing plant could be erected.
2. No large scale removal of dunes under the guise of cutting a channel would be approved.
3. Township officials could evoke restrictions of the mineral removal ordinance which could require ground cover replacement.
4. Sand could not be loaded on barges.
5. A permit from Township officials would be required for any sand removal.

**Q. What other possibilities are open for the Grand Mere area?**

**A.** There are several.

1. Eventual public acquisition of all or part of the land for recreation, education and conservation. A County park or a State Park could be built to provide the recreation facilities our growing population demands. But neither of these are possible without a concerted effort on the part of Township residents.
2. A professional analysis of the development alternatives open to the Township could be made. Such a study would indicate who pays for the development, who benefits and how the goals can be achieved. Such a study, which would not constitute a commitment to any development, is the proposal of Professor Ross Tocher of the University of Michigan's School of Natural Resources.
3. A residential area could be investigated. Judge Shapiro, owner of the southern portion of the Grand Mere area, has indicated in residential development.
4. A commercial development at the I-94 interchange, such as a fine resort inn or motel is another possibility. This would enhance the area as a location for a State Park in the view of the Conservation Department, while industrial development would kill any prospective State Park. Grand Mere is a unique natural wonder, a veritable treasure trove of animal and plant life that should be saved for our posterity. It can be saved only by intelligent interest and realistic planning on the part of all Lincoln Township citizens.