

# Meeting Purpose:

- Communication between the Mocerri Team and LOLA on the three proposed Mocerri developments on Lake Orion with full transparency on each to understand the potential impact to the lake.
  - What issues are associated with zoning and how are they being addressed on each of the three proposed developments?
    - Mystic and Constellation are being developed per existing site zoning. No variances are being requested. We meet all village requirements for height, below the density, meet all setbacks and follow the guidelines in the master plan. Working with MDOT on driveway locations. Mystic and Constellation are only providing 1 access to M-24 and removing all the others.
    - Starboard is being proposed as a PUD due to parcel sizing and configurations. Removing access to M-24 and reconfiguring the confusing and unsafe Flint Street/Lake Street/M-24 intersection. Goal is to improve existing setbacks to the lake. Providing improvements to pedestrian access to the harbor and to Green's Park.
  - What changes/modifications have been incorporated as a result of public input?
    - Constellation – reducing the building height
    - Starboard – reduced the density (originally at 50 units), provided connection to Green's park, provided additional pedestrian areas with sculpture and benches.
  - How will LOLA (and the rest of the Lake Orion community) be kept abreast of future changes, particularly those directly impacting the lake?
    - Any major changes to the site plan that affect the lake would require PC approval of the amended site plan.
  - Specific discussion on the issues and concerns brought forward by LOLA to the Mocerri Team.

# Lake Orion Lake Association (LOLA) - Purpose

“The Purpose of the association shall be to provide effective communication between its members and governmental agencies relating to all activities that may affect its members. To promote, advocate, and protect the best interests of the area through preservation of the natural beauty of the environment. To support all propositions that assists the orderly and proper development of our community in general and our immediate area in particular.”

Lake Orion Lake Association bylaws – Approved 9/27/1977  
Amended 1978, 1996, and 2004

# Water Safety – Overcrowding of the lake

- We currently have an issue with overcrowding on the lake. On top of the boats owned by lake residents and the available space at the DNR Launch for day use, lake access has become available by various marinas and through unauthorized/illegal dockage of non-residents' boats.
  - What are the specific plans for dock space, lake access (launch ramps), number of boats/resident?
    - Docks are shown on the site plans. Mystic and Starboard will keep the same number of docks that currently exist. Boat slips are only for residents of the 3 communities. The two existing launches will only be used for residents of the Mocerri communities or for lake residents to launch their boats in the spring and removal in the fall. No daily use of the launches will be allowed.
  - How were those numbers calculated? (for example, the eight docks at the Darling Cottage are not approved by the DNR; are they included as “existing” in your calculations?)
    - Existing docks were calculated based on the docks that are in the water. All docks will be approved by EGLE.
  - What is the plan for launch ramps? How many? Day use, or seasonal in and out for residents with dock space? The DNR ramp is available 24/7; why wouldn't Mocerri residents be able to utilize that facility like the balance of the lake residents?
    - The two existing launches will only be used for residents of the Mocerri communities or for lake residents to launch their boats in the spring and removal in the fall. No daily use of the launches will be allowed.
    - The launches are proposed to stay to allow lake residents a private launch without having to utilize the DNR launch reevaluating this per PC meeting 9/6/2022
  - Will access to dock and ramp facilities be limited to Mocerri residents only (by MC Number)? Will usage be strictly seasonal, or will day use (in and out) be available? Would resident's guests have use? How will usage be managed?
    - Docks are for Mocerri residents only.
    - The launches are proposed to be private and allow lake residents a private launch for seasonal use only. No daily use will be allowed. The Launches at the Marina are being reevaluated based on PC meeting 9/6/2022
    - Guests will not have use of the docks.
    - Uses managed by Mocerri Management.

# Water Safety – Overcrowding of the lake

- Continued:
  - Will parking for boat/RV trailers be allowed and available on-site?
    - No parking for boat/RV trailers will be available on-site.
  - Will there be dock space available for guests?
    - No dock space for guests, only Mocerri residences.
  - How will dock space and ramp use be managed?
    - Managed through Mocerri Management.... (need more detail)
  - Will permits be required (from the DNR, for example) for docks and ramps?
    - All docks and launches will be permitted thru EGLE.
  - **What are the Mocerri Team's plans to help alleviate (or reduce) the current overcrowding conditions and prevent any increase in boat traffic?**
    - Launches will be for the use of lake residents only for seasonal use. No daily use will be allowed.
    - Boat docks are only for Mocerri residents and not for the general public.

# Water Safety – Safety Training/Law Enforcement

- Water safety starts with Boater Safety Training, knowledge of and adherence to the laws, courtesy, and common sense. Serious situations arise quickly on the water, particularly when operators are unaware or ignore safe rules of operation. The lake is currently patrolled by the Oakland County Sheriff and the Village Police, however this service is limited and typically seen on high traffic days and hours.
  - What can (and will) Mocerri do to enhance the overall water safety of the lake?
    - Mocerri is providing a dedicated public safety boat dock with 2 boat slips. They are also providing 2 dedicated parking spaces for those who use the docks.
  - Will additional Sheriff or Police patrol hours be required? How will this be funded?
    - As we are reducing the amount of daily in/out use and slips are for residents only, we do not anticipate additional patrol hours necessary. The police agency will determine this.
  - Will boater safety course completion be required as part of an application process for dock space leasing for residents? How about guests?
    - We can work hand and hand with LOLA in helping prepare our residents for using the lake. Let us know the system you use to help new residents before they are allowed on the lake.

# Water Safety – Safety Training/Law Enforcement

- Continued:
  - How will boater safety be communicated to users of any Mocerri dock and ramp facilities?
    - Since Mocerri will retain ownership, we have control over the docks and the ramps. We can add a LOLA safety package to each resident who is obtaining a boat slip
  - Will there be signage at those locations?
    - Possibly have tastefully done signage.
  - There are some basic rules that are more common issues for new boaters that an easy reminder would benefit. (observance of no-wake and swim areas, diver down flag, counter-clockwise traffic flow, max speed, dusk to dawn as it relates to lights, no wake, PWC, skiing/tubing, etc.)
    - We are willing work with LOLA provide a pamphlet and map of the land and even a video as part of the requirement to have a dock.
  - There are several “Special Local Watercraft Controls for Lake Orion” that are enforced by the local Sheriff and Village patrols. How will they be communicated? (attached as slides 10 & 11 of this file)
    - We can hand out and have them sign off on these safety rules as part of our lease package. How does the LOLA communicate this to new residents now?
  - Will the proposed developments create a need for additional No-Wake or Swim Area buoys? If so, will permits be required? Who will purchase them, maintain them, position them, and remove them seasonally. (The No-Wake buoys on the lake were permitted to LOLA by the DNR, funded by LOLA, and LOLA handles the annual maintenance of them.)
    - Given the site plan and proposed uses we do not feel that they will be needed. If needed, Mocerri Management will handle all dock and lease concerns.

# Water Quality – Run-Off, Erosion, Litter

- What is the plan to mitigate run-off and pollution associated with and during demolition and construction?
  - Construction activities will adhere to state SESC requirements and measures will be in place to control any runoff during construction. These measures include: soil erosion fencing, turbidity curtain, inlet filters and seed and mulch.
- Upon completion, how is run-off managed from the three properties?
  - Will it ultimately be discharged into the lake?
    - Currently all 3 sites runoff directly into the lake either over land or thru storm sewer pipe. The runoff is untreated going into the lake.
    - The developments are proposing pretreatment structures that will separate out trash, sediment and oils from the water prior to discharge into the lake.
  - Will new or existing drains be part of the run-off managements process?
    - There will be new and existing stormwater infrastructure used for stormwater conveyance.
  - Will it be treated prior to discharge?
    - The stormwater will be pretreated with a swirl chamber prior to discharge into the lake. This structure will separate out trash, sediment, and oils from the water prior to discharging into the lake.
    - Currently on Starboard the road drainage from Lake Street and a portion of Flint Street also discharge thru this pipe. The structure will be sized to clean this water as well.
  - What will the treatment process consist of?
    - It will be provided in a swirl chamber structure that has been tested and is approved in Oakland County.
  - Who will monitor and maintain the treatment process?
    - The property owner will be responsible for ensuring it is working and maintenance of the structure.
  - What will be the guarantee this will be maintained and continued in the event the properties are sold or converted to condos?
    - The condo association will be required to maintain the device.
  - Will this be common for all three developments, or are the differences?
    - It is anticipated that the structures will all be the same brand but will likely be different sizes based on the amount of stormwater to be treated.
- Will existing seawalls be refurbished? Are new or expanded seawalls planned? How will erosion be managed?
  - Existing seawalls will be refurbished as necessary.
  - Existing natural areas will be restored.
  - It is not anticipated to construct seawalls where ones do not currently exist.
- What is the plan for swim areas, lakeside vegetation, containment of water toys and floats, and litter from these areas?
  - There are not any planned swim areas. Any litter will be cleaned by Mocerri Management.

# LOLA Membership & Advocacy

- The Lake Orion Lake Association is a voluntary organization, funded by a requested \$20 donation of each voluntary member. Given the substantial lake frontage represented by the Mocerri properties and the roughly 150 additional residences that would result, how will LOLA membership be affected?
  - What will the Mocerri developments expect from LOLA?
    - Mocerri would like to partner with LOLA and work together in controlling and maintaining the health and natural resources of the lake.
  - Will each of the three Mocerri properties become LOLA members, or will each of the individual tenants be canvassed for membership annually?
    - Mocerri would join the LOLA and want to become an active and viable partner since we now have a large vested interest in Lake Orion.
  - Given the proportionally significant number of new residents, would LOLA membership be mandatory for each tenant? Would this be managed by Mocerri?
    - This would be handled through Mocerri Management and we would join LOLA and work together with you to control the lake and would expect a seat at the table regarding all issues concerning the lake.



# General Concerns

- As evident in the recent Village of Lake Orion Planning and Council Meetings, there is a severe lack of understanding of the proposed Mocerri developments. LOLA requests a general update of the proposed developments, including a current status, in order to help clear up the large amount of misinformation in our community.
  - The goal of the meeting on the 23<sup>rd</sup> is to review the plans. There will also be an open house prior to the PC meeting for residents to come and discuss the plans for all 3 developments.
- What restrictions will be contained in the Mocerri lease agreements regarding sub-letting? What prevents a tenant from sub-leasing for daily/vacation type usage? How will this be managed?
  - No sub-leasing will be allowed and the tenant would be evicted if they sub-lease. Mocerri manages over 2500 units and it is the same rules in the other communities.
- What is the status of Snug Harbor? There is conflicting information regarding current/future ownership? How does or might this play in to the Mocerri plan?
  - Snug Harbor is not part of the Mocerri Development plan now or in the near future.
- Will there be deed restrictions in place to provide sustained environmental and safety precautions for both Mocerri ownership and any future sale of all or part of the properties? What will happen in the event the current or future owner(s) decide to convert from apartment leasing to condo ownership?
  - No deed restrictions are required as is typical for any owner on the lake since this is not a condominium association or a platted community.
  - It is a lengthy process of condo conversion that is state/county regulated. We do not have any plans at this time to convert to a condominium.

# Special Local Watercraft Controls for Lake Orion

## Special Local Watercraft Controls for Lake Orion

In accordance with Regulation No. 63, Oakland County

**R 281.763.9 Lake Orion prohibited conduct;**

**Rule 9;**

- It is unlawful for the operator of vessel to exceed a slow - no wake speed when within **100 ft.** of any shore, dock, raft, buoyed or occupied bathing area, or vessel moored or at anchor, except when water skiers are being picked up or dropped off if that operation is otherwise conducted with due regard to the safety of persons and property and in accordance with the laws of this state.
- It is unlawful, during the period of **1 hour after sunset to 1 hour before sunrise** to:
  - ⇒ Operate a vessel at high speed.
  - ⇒ Have in tow or otherwise assist in the propulsion of, a person on water skis, kite, or other similar contrivance.
- It is unlawful at any time to operate a vessel at a speed in excess of **40 miles per hour** (64 kilometers per hour).

# Special Local Watercraft Controls for Lake Orion

## Commonly Violated Boating Rules

- When boating on waters not marked by well-defined channels, canals, or rivers, operate in a **counterclockwise direction**, if possible.
- **All persons less than six years of age** shall wear a Type I or Type II personal flotation device (PFD) at all times when riding in the open deck area of a boat.
- **Personal watercraft (PWC) are power boats** and must follow the same rules of the road as a runabout or large yacht.
- PWCs shall not jump wakes closer than **150 feet** from the boat making the wake.
- **Any waterway less than 200 feet wide is a slow - No Wake Area.** Marginal waterways are marked on Lake Orion with No Wake Buoys. Mooring to these buoys is illegal.