



**LAKE RESIDENTS' OPINION SURVEY &  
COMMENTS  
REGARDING CROCKERY LAKE REGULATION  
ORDINANCE  
NO. 2018-04-01**

YOUR INPUT IS CRUCIAL! PLEASE READ AND RESPOND! WE WANT TO HEAR YOUR COMMENTS REGARDING THE REVISED LAKE REGULATION ORDINANCE!!

**DEADLINE TO RESPOND: AUGUST 10, 2018**

TO REPRESENT THE VOICE OF ALL CROCKERY LAKE PROPERTY OWNERS, THE CROCKERY LAKE ASSOCIATION (“CLA”) PRESENTS THE FOLLOWING QUESTIONNAIRE, INTENDED AS AN UNBIASED MEANS OF SOLICITING INFORMATION FROM INDIVIDUALS WITHOUT PRESSURE OR INFLUENCE, TO ADDRESS THE MORE CONTENTIOUS CHANGES TO THE ORDINANCE.

**WHAT HAPPENED?**

The revised Ordinance was adopted without full endorsement of the Crockery Lake Association and without input from lakefront residents. CLA was not able to get all residents’ input prior to the Ordinance being adopted.

**WHY HAS THE ORDINANCE BEEN CHANGED?**

In July 2013, a Chester Township representative informed the Board at a regular CLA meeting that they had received a number of complaints from lake property owners that their neighbor was encroaching onto their bottomlands with either their dock, boat, toys, etc., and their attempts to work out their differences were ineffective and met with defiant indifference. Thus, they were required to contact the Township, whom was unable to effectively intercede as there were no ordinance provisions in place that addressed the issues. Given the existing lake ordinance had not been updated since 2000, it was decided by the Board to review the ordinance in its entirety to conform to changing rules and laws, to address changing recreation practices and activities, the increasing turnover of home owners, and to provide provisions to address issues such as encroachment.

**WHY SHOULD I COMPLETE THIS INFORMATIONAL FEEDBACK?**

It is the intent of the CLA Board of Directors (the “Board”) to assist the Township in obtaining feedback from all residents without undue or excessive deprivation of our individual personal and property rights. The more responses we get, the more accurate the information transmitted to the Township. A non-response will be interpreted as you have no opinion. Your opinion is important.

**Please return your Feedback Comments by AUGUST 10, 2018 in the stamped, self-addressed envelope provided.**

The Feedback/Comments is designed to protect your privacy by not requiring your signature. After the deadline has passed, the Board will compile the information prior to the August 2018 Crockery Lake Association meeting. The responses will then be forwarded to the Township.

The CLA Board does not have the authority to change the Ordinance. Your comments will help the Township in their decision-making role regarding possible changes. We cannot promise your comments will sway the Township. All comments will be reviewed by the CLA Board and Chester Township.

If you have any questions or would like clarification, please do not hesitate to call me at 616-240-9080.

Sincerely,

Bruce A. Callen

President – Crockery Lake Association

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**GIVE US YOUR  
OPINIONS &  
COMMENTS...**

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The Ordinance states: **“Section 6 – MAXIMUM LENGTH OF A DOCK AND OTHER DOCK REQUIREMENTS**

- A. ....
- B. ....
- C. ....
- D. For all properties with frontage on Crockery Lake in any residential or agricultural zone district under the Chester Township Zoning Ordinance, as amended, only boats or watercraft owned by the owner of the lake property involved may be moored, kept, beached, docked, or stored on that property (or the bottomlands thereof) overnight.”

**DOES COMPLIANCE WITH THIS SECTION OF THE ORDINANCE CREATE A HARDSHIP FOR YOU? IF SO, PLEASE EXPLAIN**

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**SHOULD IT MATTER WHO OWNS THE THREE REGISTERED WATERCRAFT AS LONG AS THERE CAN ONLY BE THREE ?**

Yes       No

The Ordinance states: “**Section 9 – SETBACK REQUIREMENTS**

- A. No dock or pier shall be placed or located within ten (10) feet of the side lot lines of the lot or parcel where it is located as extended to the center of the lake.
- B. No shore-station or boat hoist shall be located within two (2) feet of a side lot line as extended to the center of the lake. If the shore-station or boat hoist has a canopy that extends out further than the other parts of the shore-station or boat hoist, the measurement used shall be from the edge of the canopy and not the shore-station or boat hoist.
- C. No watercraft or other boat shall be launched, stored, moored or docked within two (2) feet of the side lot lines of a lake parcel or lot as extended to the center of the lake.
- D. Where a parcel or platted lot lawfully existed as of record prior to the date of this Ordinance and the lake frontage of that lot or parcel is not wide enough to accommodate or allow a dock or pier to be located at least ten (10) feet from both side lot lines, then the parcel or lot may have one dock or pier which must be centered within the lake frontage. The exact location, size and length of the dock or pier, as well as the placement of boats or watercraft thereon, must be approved by the Chester Township Zoning Administrator. In no case, however, shall the dock, pier or moored boats extend beyond or over the bottomlands of the parcel or platted lot involved.”

DOES COMPLIANCE WITH THIS SECTION OF THE ORDINANCE CREATE A HARDSHIP FOR YOU? IF SO, PLEASE EXPLAIN

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DO YOU FEEL THE NO-FEE VARIANCE FOR OWNERS WHO ARE NOT IN COMPLIANCE WITH THE ABOVE SETBACK SECTION BUT HAVE AN AGREEMENT WITH THEIR NEIGHBOR REGARDING DOCK PLACEMENT REMEDIES THE PROBLEM OF NONCOMPLIANCE?

YES                     NO

DO YOU AGREE WITH THE INCLUSION OF THE ABOVE SECTION IN THE ORDINANCE?

YES                     NO

The Ordinance states: “**Section 10 – BOAT STORAGE DEVICE DESIGN REQUIREMENTS.** No fill or the addition of any permanent or stabilizing structure or material shall be added to the bottomlands of Crockery Lake to support any pier, dock, boat hoist or shore-station.”

IF THE WORDS “WITHOUT A DEQ PERMIT” WERE ADDED, WOULD YOU AGREE TO THIS CHANGE?

YES     NO

COMMENT:

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The Ordinance states: “**Section 12 – NO BOAT RAMPS OR LAUNCHES**

No boat launch, boat ramp or similar access for a boat or watercraft to Crockery Lake shall be installed, created or used after the effective date of this Ordinance. Any and all boat ramps, boat launches and similar lake access areas that were lawfully in existence prior to the date of this Ordinance may remain, but shall not be upgraded, widened or expanded.”

**DOES COMPLIANCE WITH THIS SECTION OF THE ORDINANCE CREATE A HARDSHIP FOR YOU? IF SO, PLEASE EXPLAIN**

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**OTHER COMMENTS ON ITEMS NOT DISCUSSED ABOVE. FEEL FREE TO ADD ADDITIONAL PAGES IF NECESSARY.**