

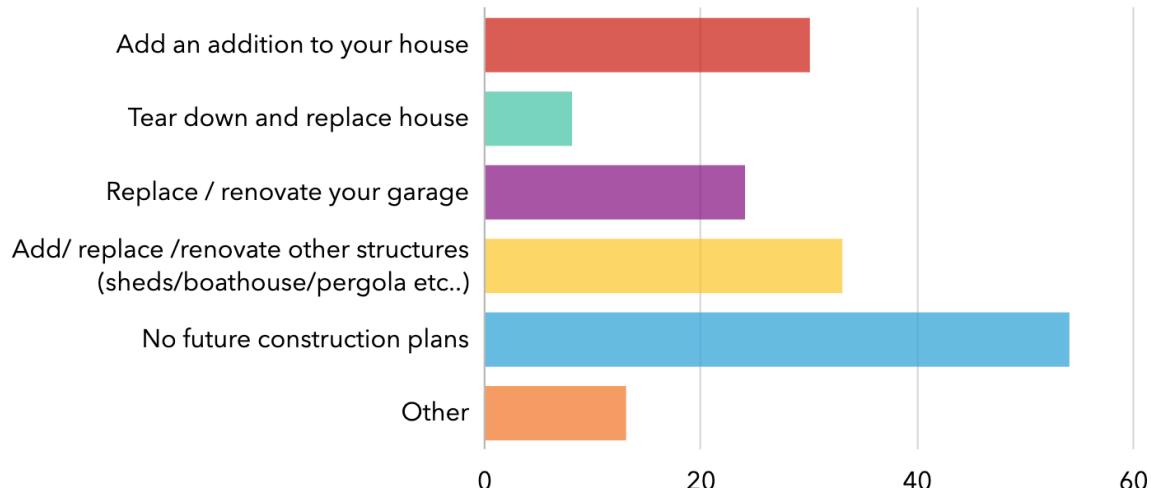


Survey of Lakefront Housing Codes

March 1, 2024

Future construction plans

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Other response

Empty categories

Sort

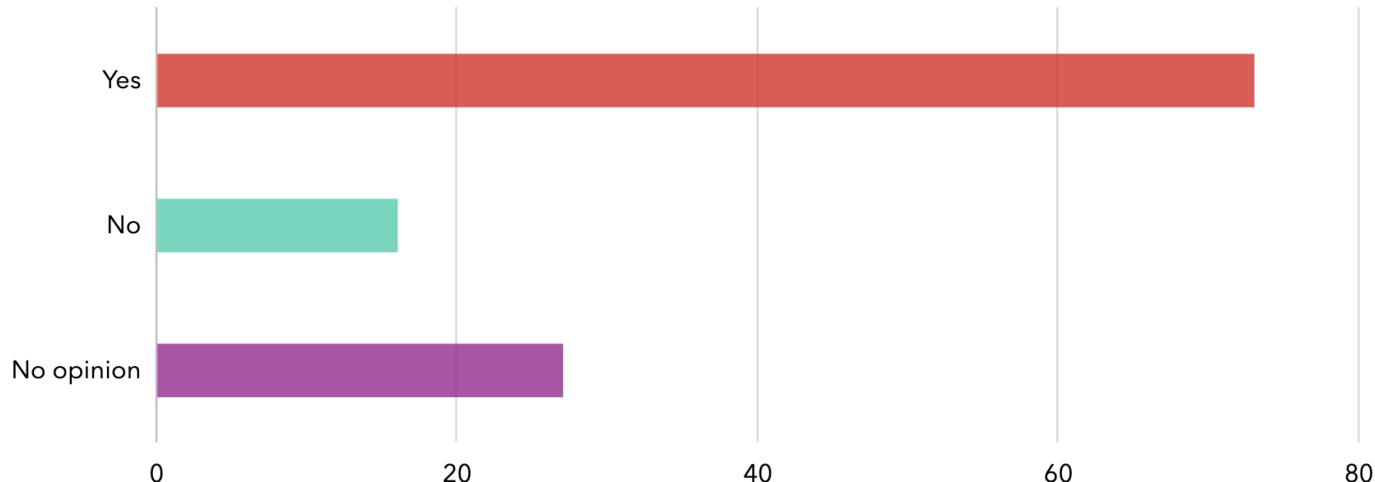
Answers	Count	Percentage
Add an addition to your house	30	24.79%
Tear down and replace house	8	6.61%
Replace / renovate your garage	24	19.83%
Add/ replace /renovate other structures (sheds/boathouse/pergola etc.)	33	27.27%
No future construction plans	54	44.63%
Other	13	10.74%

Answered: 117 Skipped: 4

Structure height

- Does the house 30' maximum height requirement meet your needs?

Column Bar Pie Map



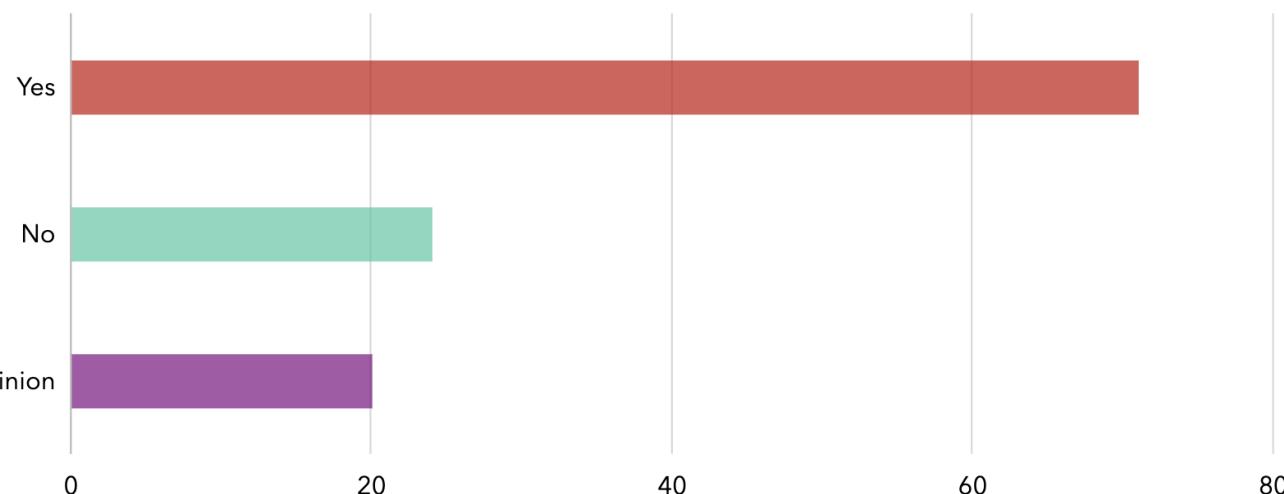
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Answers	Count	Percentage
Yes	73	60.33%
No	16	13.22%
No opinion	27	22.31%

Answered: 116 Skipped: 5

- Does the 16' maximum detached accessory building height for front and side yards meet your needs? [Bar](#) [Pie](#) [Map](#)



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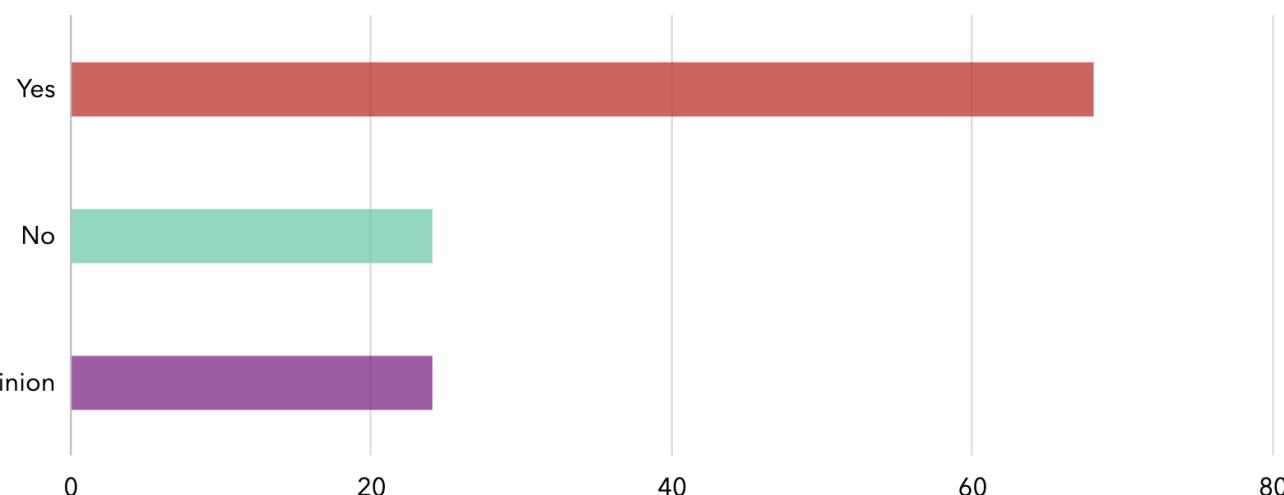
Empty categories [Sort](#)

Answers	Count	Percentage
Yes	71	58.68%
No	24	19.83%
No opinion	20	16.53%

Answered: 115 Skipped: 6

● Does the 8' maximum height requirement for sheds/structures in lakeside yards meet your needs?

Bar Pie Map



[Hide table](#)

Empty categories Sort

Answers	Count	Percentage
Yes	68	56.2%
No	24	19.83%
No opinion	24	19.83%

Answered: 116 Skipped: 5

If answered no, please state why.

Word cloud 



Response	Count
You should be able to have larger size	1
With modern architecture, these heights need to be increased.... others have gone for variances as a solution but changing the ordinance is the correct thing to do.	1
We would like taller to match the house and look similar	1
We need to improve our garage	1
We have lived in our lakefront home for 35 years and have remodeled twice. We were able to make the original maximum heights work just fine. It otherwise becomes a battle to be the biggest and tallest. Views are blocked and neighbors are angry.	1
Views are adversely affected	1

There needs to be accessory buildings allowed. Size allowed needs to be bigger. Storage should be allowed on nearby lot if you own on the lake. 1

There is I believe a non-code/non- permitted structure on property abutting mine that blocks my view. 1

The measurement datum of "average grade" for building height is very tough on a lot of lake lots based on the dynamic elevations. No new sheds on lakeside yards! 1

The maximum height of our house is 33' 1

The 8' max height for the lake side accessorybuilding /structure/boathouse is restrictive to my residential property. It prevents my repair/improvement of my lakeside structure. 1

Since being on a lake, more storage for ancillary stuff, kayaks tubes is needed. More storage is better. 1

Should not allow sheds on lakeside 1

Should be case by case which takes into account adjacent homes and lot size 1

Rules should meet common sense not arbitrary heights 1

Property is narrow, must be able to build higher 1

Overly tall houses disrupt the lakeside character of mostly low profile homes. ANY height structure would block our ground-level view of the Lake, and multi-story houses built up from ground level loom over the street and single-story homes. 1

Our lot isn't very large. We definitely don't want to every impose on a neighbors view! 1

May want higher maximum for rebuild 1

It's not tall enough for walk in 1

If your on a hill the height should be flexible as long as it doesn't block the view. 1

If the building is too close to the property line, variance for second story apartment should not be allowed. 1

Ideally, I would like to build a detached garage that is tall enough to store a motorhome out of sight. In order to do that, the roof needs to have a peak higher than 16 ft to still be able to drain rainwater off of it

I would rather see us go back to the 25' height maximum.

1

I would like to build a taller garage

1

I need a taller detached garage for boat storage

1

I may need to go higher

1

Height is too low.

1

For possible additional storage for lake toys (boat storage, kayaks, paddle boards, etc)

1

Deck is higher, but I don't think it is included in the 8' requirement.

1

Block the view of the lake

1

A garage on the street should be tall enough for two stories

1

A boat shed would need to be a little bit taller

1

8' is not tall enough for a storage shed

1

30 is TOO tall. Our next door neighbors had a complete rebuild. This new house dwarfs houses on each side and puts two houses in complete shade. One neighbor SOLD and moved - his view of this gigantic house looks like the back side of a store.

1

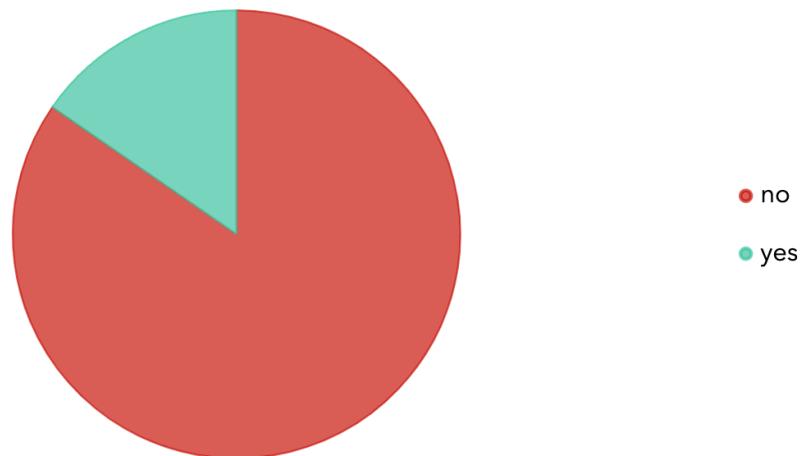
an addition to our home to maintain the aesthetics require more than 30 feet high.

1

Answered: 36 Skipped: 85

The placement of my neighbor's house partially blocks my lakeside view.

Column Bar Pie Map



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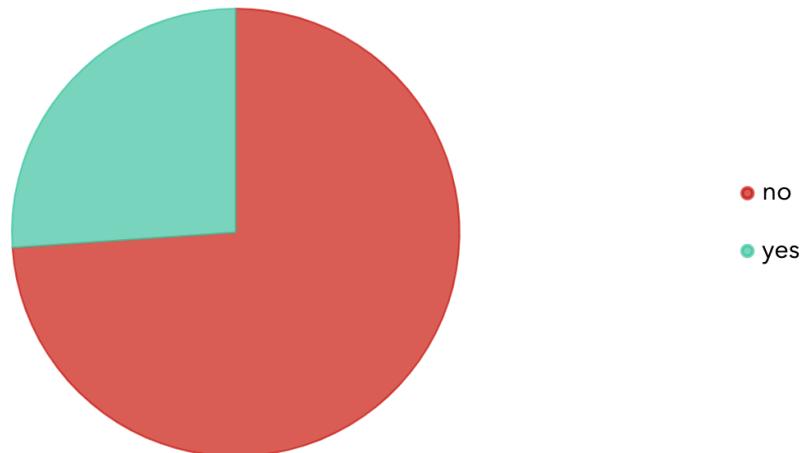
Empty categories ↑↓ Sort

Answers	Count	Percentage
no	99	81.82%
yes	18	14.88%

Answered: 117 Skipped: 4

Have alterations done by a neighboring property negatively impacted you?

Column Bar Pie Map



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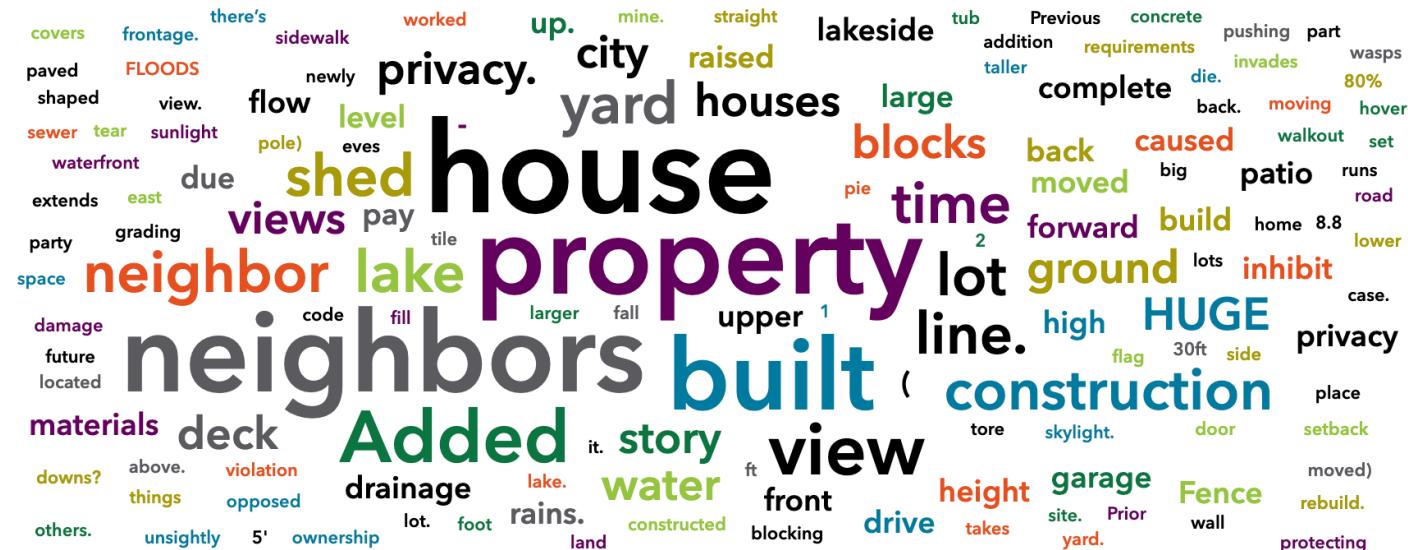
Empty categories ↑↓ Sort

Answers	Count	Percentage
no	85	70.25%
yes	30	24.79%

Answered: 115 Skipped: 6

If yes, please explain

Word cloud 



Response

Count

With his newly constructed second story on his garage, he can see straight through my upper level, which is a violation of my privacy. 1

When our neighbors tore down their house they raised their height blocking our fall sunlight from our skylight. Their larger home (but especially their flag pole) takes away some of our lake view. 1

Water drainage due to ground grading and drainage tile damage 1

Too far forward, ground built up too high and then the house is taller 1

They added on a very large walkout plus 2 story addition towards the lake which blocks our view of the whole east side of lake. It extends way out in front of our houses sent back. 1

Shed located on waterfront as opposed to moved back on property site. From what neighbors have said, city code setback requirements do not allow moving shed so it is in the only place it can be placed on lot. 1

Same as above.

1

Prior to our ownership, a neighbor built a deck within 1 foot of the lot line. It does not inhibit our views until there is a party, which then invades our privacy. We have things worked out well with our neighbors, but this is not always the case.

Previous neighbor (now moved) built house and sidewalk on the property line. We now have an unsightly concrete wall exactly on the property line.

Our next door neighbors had a HUGE complete rebuild. Now our lakeside yard FLOODS every time it rains. These lots are NOT big enough for huge houses - it seems as if the city is pushing for HUGE houses and not protecting space of others.

not at this time but what about future tear downs?

Neighbors lot was pie shaped with only 8.8 ft of road frontage. The house set back is behind my house and they added a paved drive that covers 80% of their front yard. The drive slopes toward my house so water now runs into my basement when it rains.

Neighbors built within 5' of our property and added large deck and staircase on lakeside

1

Neighboring house 30ft and land is built up. Next to a one story - the house is sure and there's no privacy even with a privacy fence due to the height.

Neighbor's upper deck seems to hover over my property line.

1

My neighbors got a variant to build closer and prohibit our view towards the north. Now this was done before we moved in and we do like these neighbors!

My neighbor built a house and as part of the construction raised the level of his yard up. This had caused water to flow from his property onto mine. By the time the final grade was complete, it was too late for him to lower the yard to the height it was.

Lights on patio shine in bedroom window.

1

It cost me over \$4000 to pay a city assessment for a sewer attachment to a garage lot i will never use because a neighbor wanted one. So we all had to pay for it. 1

Fence placed on property line 1

Excessively long project and now construction materials piled for years attracting rodents 1

Empty lot and then they were allowed to build way forward and up higher so even there ground plants are too high now and even block views 1

Construction materials laying around. Excessive time taken for construction leaving open places in the eves for rodent activity and carpenter bees and wasps have become a major nuisance affecting our right to quiet enjoyment. 1

Both neighbors brought fill in to raise their yards sending much more stormwater surface flow than before into our yard which caused screening shrubbery to die. 1

Altered view 1

Allowing trees to be overgrown right by the lake that blocks views 1

Added patio and hot tub inhibit lake view and reduce privacy. 1

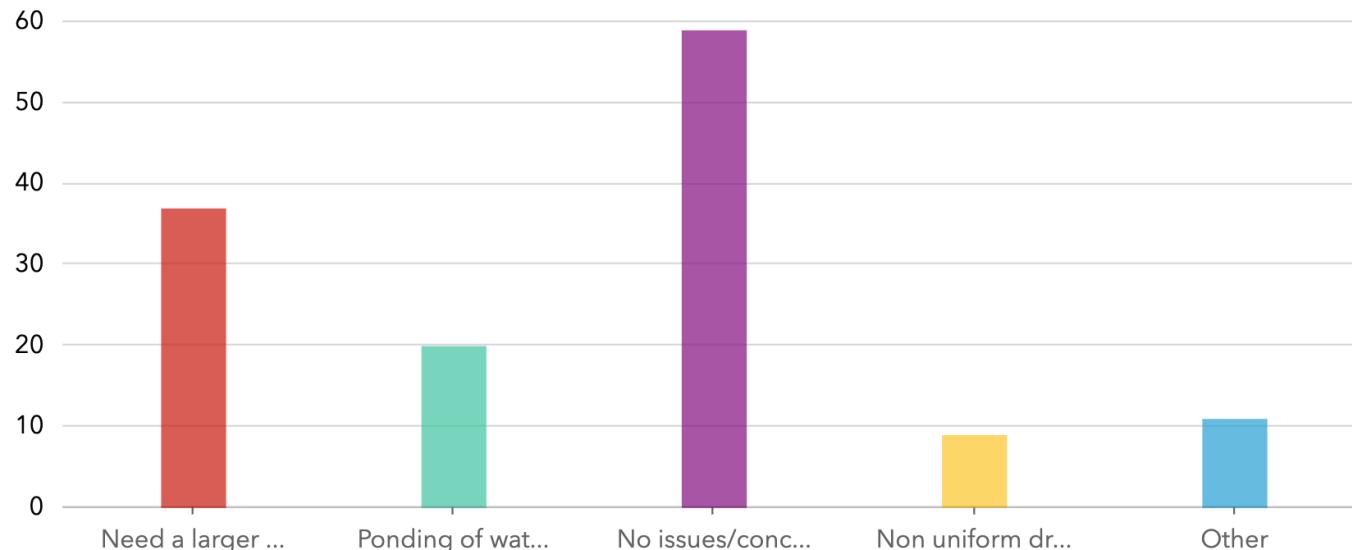
Added a shed in my view 1

A shed built on property blocks any crossing in either direction 1

Answered: 29 Skipped: 92

Do you have any of the following driveway concerns?

Column Bar



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Other response

Empty categories

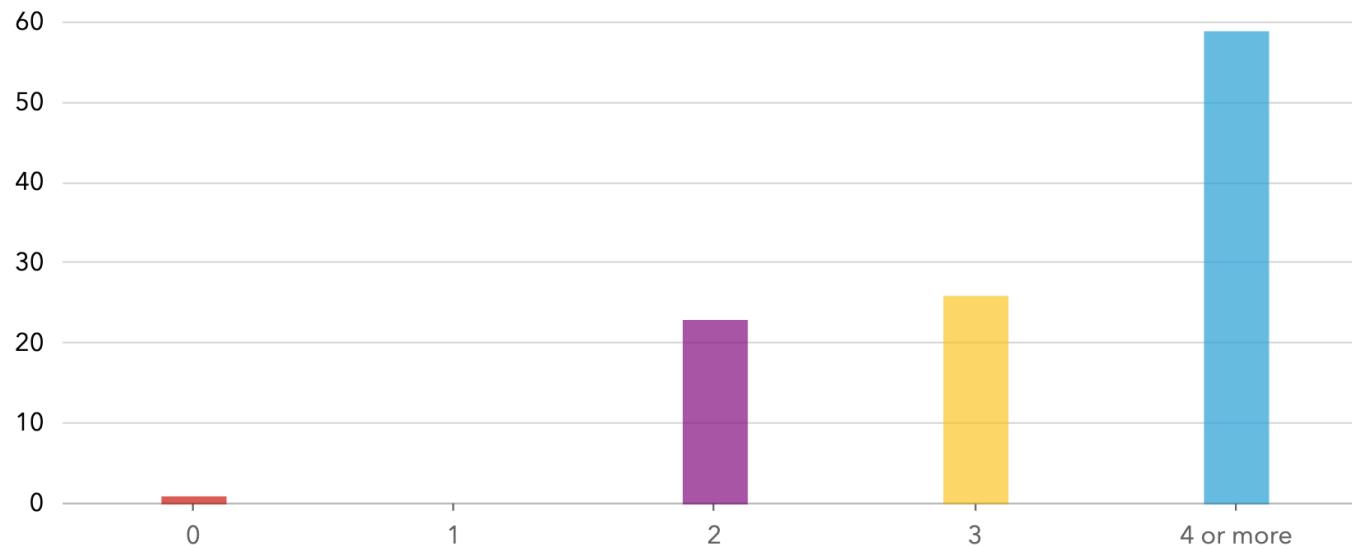
Sort

Answers	Count	Percentage
Need a larger driveway for parking/maneuvering cars	37	30.58%
Ponding of water occurs from the driveway	20	16.53%
No issues/concerns with my driveway	59	48.76%
Non uniform driveway surfaces are unsightly (i.e. asphalt addition to concrete)	9	7.44%
Other	11	9.09%

Answered: 111 Skipped: 10

How many vehicle parking spaces do you need

Column Bar Pie Map



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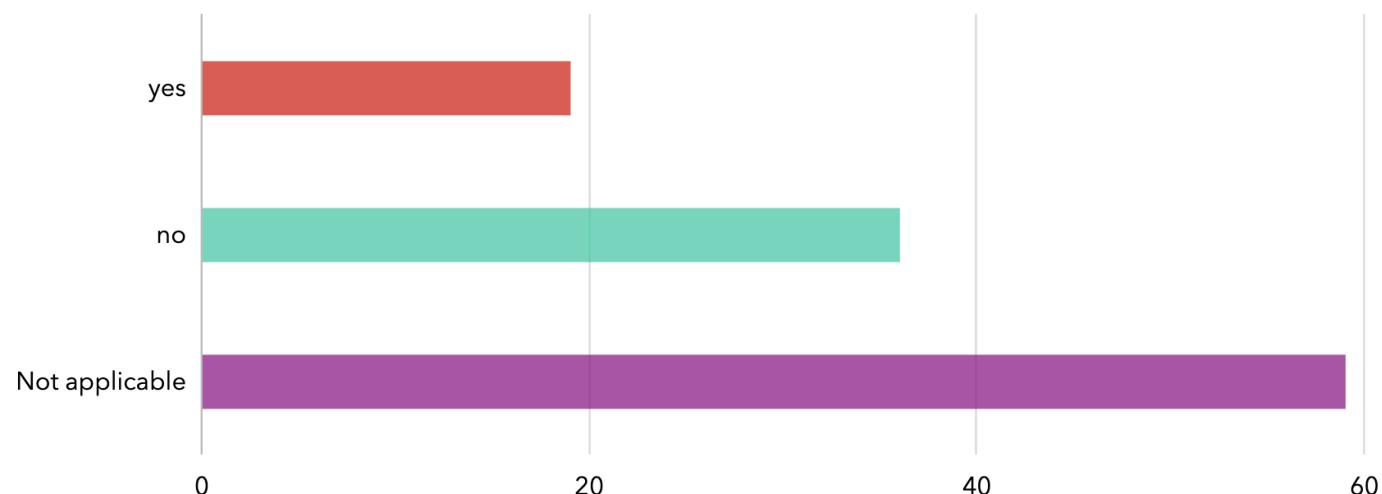
Empty categories Sort ↑↓

Answers	Count	Percentage
0	1	0.83%
1	0	0%
2	23	19.01%
3	26	21.49%
4 or more	59	48.76%

Answered: 109 Skipped: 12

Detached garage setback

Column Bar Pie Map



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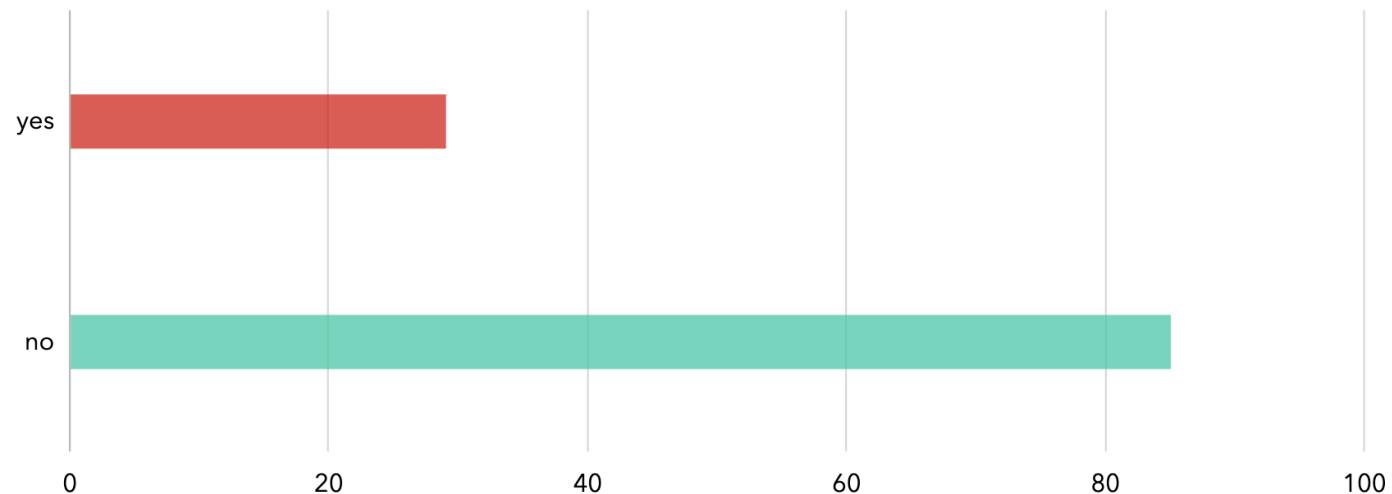
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Answers	Count	Percentage
yes	19	15.7%
no	36	29.75%
Not applicable	59	48.76%

Answered: 114 Skipped: 7

Do you have re-occurring issues with rainwater collecting in your yard?

Column Bar Pie Map



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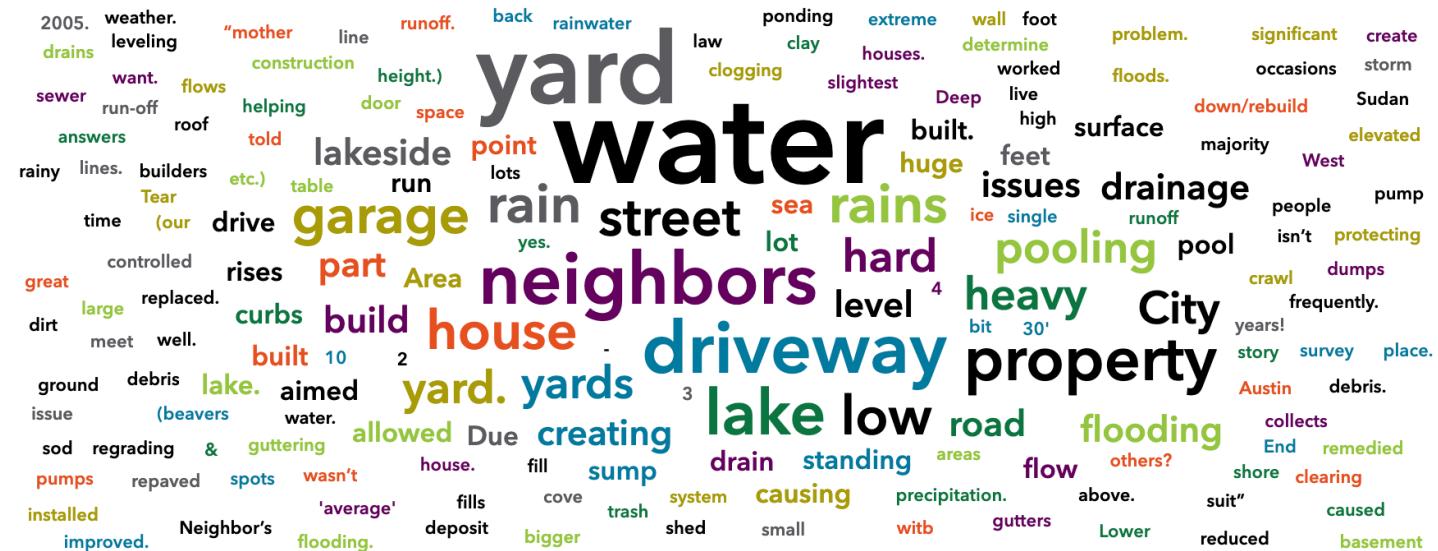
Empty categories Sort ↑↓

Answers	Count	Percentage
yes	29	23.97%
no	85	70.25%

Answered: 114 Skipped: 7

If answered yes, please elaborate

Word cloud



Response	Count
yes. Very high water table	1
When it rains hard my yard and crawl space fill with water. This has been going on for years!	1
When it rains hard I get water in my house. We do not have a garage but the single story part of my house should be replaced. The guttering system wasn't done right as well.	1
We live in the cove area of Deep Point Drive where when the lake level rises due to issues (beavers, trash, debris, etc.) clogging the drain to Austin Lake frequently. When the drain isn't controlled, the lake level rises and we get standing water in our yards with the slightest bit of precipitation.	1
We have no curbs and are at the low point of our street so every heavy rain, our yard fills with run off	1

We did not have issues until the city allowed a HUGE house to be built next door (our neighbors told us that someone at the city worked very hard with the builders to meet the 'average' 30' height.) Now every time it rains a large part of our lakeside yard floods. The great majority of lake lots are too small for huge houses. Why does this survey seem to be aimed at helping people build bigger, but not aimed at protecting others? 1

Water shed from neighbors roof and driveway tends to pool along the property lines. 1

Water collects on the street and driveway 1

There are many low spots and clay deposit areas in our yard that pool in rain 1

Tear down/rebuild next to me and ground regrading creating pooling issues between yards 1

Since the city repaved West End drive we have water pooling at our driveway and in our yard. 1

See answers above. The street and my neighbors new construction flows water onto my yard with dirt and debris. 1

Road run-off dumps rainwater into our driveway m 1

Pooling about 10 feet from lake shore 1

ponding on driveway 1

No curbs to determine rain water flow 1

Neighbors elevated their yards so I get runoff. Sump pump drainage goes into my yard. 1

Neighbor's house is 2 feet from our lot line without gutters in place. 1

Lower level flooding on many occasions, but I believe we have remedied the problem. 1

I own the property behind my house across the road however I am not allowed to build a garage unless there is a "mother in law suit" built. I own the property and neighbors do not have an issue with a garage being built. I should be able to build a garage if I want. 1

I have extreme runoff from Sudan Street down my driveway into my garage and Lakeside yard creating flooding. 1

I did significant clearing and leveling to my yard which reduced water pooling however my property is low and the drainage to the storm sewer could be improved. 1

Heavy rains caused flooding in our 4 foot basement until we installed 3 sump pumps, which still run frequently in rainy weather. This was not a problem when we moved into this house in 2005. Heavy rains also create pools of water on our driveway near the street, and in low places in our back yard toward the lake. 1

Every spring & every hard rain causes another 'lake' in the low part of the front yard. 1

Due to grading of other property - we have a lot of water in our yard 1

City drains consistently clog causing flooding after heavy rain causing inches of standing water in the road that goes into our yard and the neighbors 1

Area near me can become soggy. Need sea wall. 1

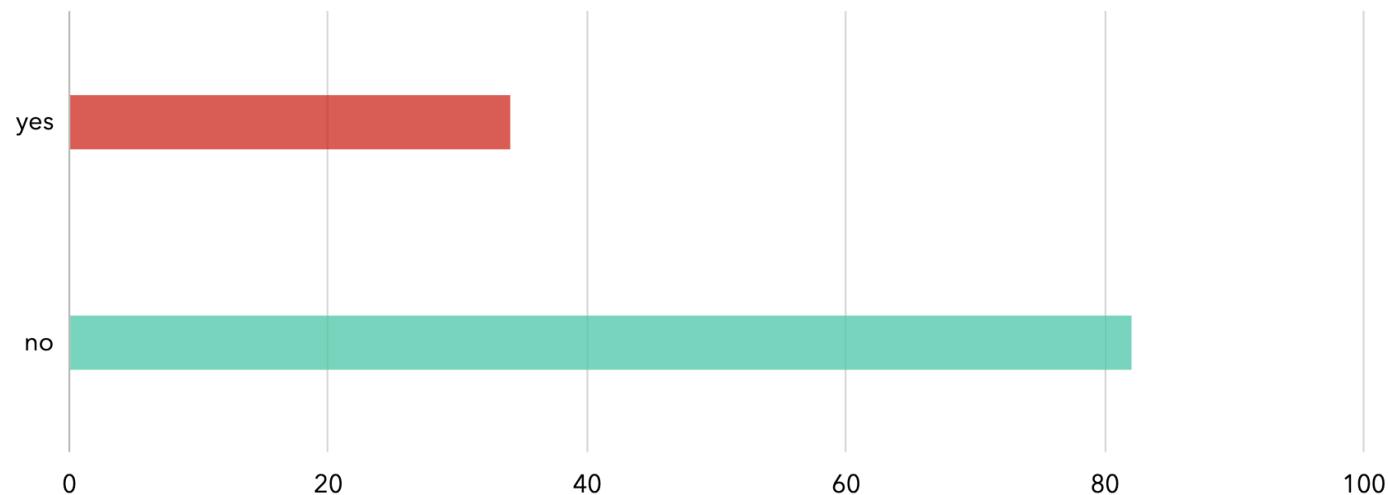
adjacent properties built seawalls that force drainage onto our property 1

As mentioned above, both neighbors have raised their yards sending more stormwater surface flow than before into our lakeside yard. We do not have a sea wall and ice from the lake pushes sod up during the winter creating a berm which prevents surface water from reaching the lake. 1

Answered: 29 Skipped: 92

Is boat storage on your property a concern for you?

Column Bar Pie Map



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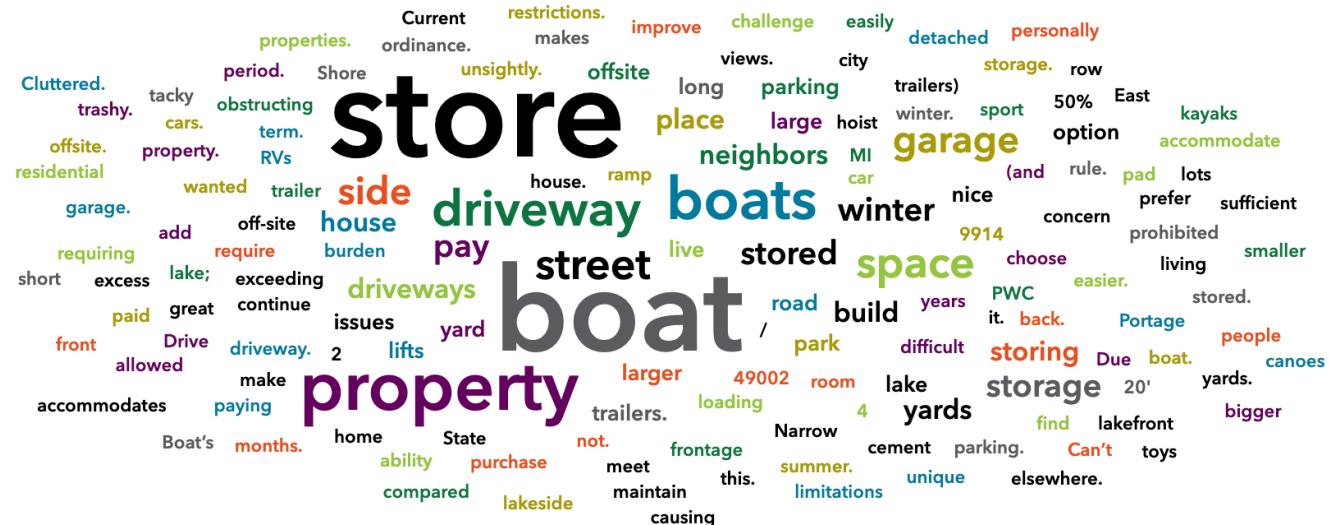
Empty categories Sort

Answers	Count	Percentage
yes	34	28.1%
no	82	67.77%

Answered: 116 Skipped: 5

If answered "yes" to above, please explain

Word cloud



Response	Count
Would like to store it between the house and street	1
Would like to be able to continue to store boat on property	1
Would like a boat house.	1
We stored a 20' boat in the garage for several years, and it was a burden to trailer it to the State loading ramp and back. Now we keep a different boat on the lake in a hoist, and store it off-site in the winter. Many of our neighbors store their boats (and RVs and sport trailers) in their yards or driveways, which we find unsightly.	1
The only space available would require exceeding the 50% rule. That said, we still would not choose to store a boat long term.	1
The large boat lifts that are in the yards during the winter are obstructing views.	1
Our driveway is not large enough and we only have a 2 car garage	1

Only neighbors that store so many it causes parking issues on the street	1
Not enough storage.	1
Not enough room for everything, but I can live with it.	1
No place to store we store at a boat place	1
Narrow driveway makes it difficult to park boat in driveway. Need larger frontage to street that would make it easier.	1
It would be nice to have the option if we wanted to store our boat at our house or not.	1
It would be nice to be able to store a boat on our property but currently we cannot	1
It would be great to be able to store our boat on our property	1
It is not a concern because we have enough property to store our boats now on trailers. We don't want to be prohibited from storing boats on property.	1
If you are paying to live on a lake; it seems like you should be able to store your boat on the side yard without having to have a cement pad because it is stored on the lake all summer.	1
If we were able to purchase property and build across the street from our home 9914 East Shore Drive Portage MI 49002 we would like to build a living space with a garage that could accommodate a boat.	1
I would like to improve the road side of my property so I can store my boat and meet the city ordinance.	1
I would like to add a larger detached garage for boat plus PWC storage	1
I want to maintain the ability and right to store boats on my property when necessary	1
I store some of my boats and lifts lakeside during winter months. I would prefer to keep doing this.	1
I pay to have my boat stored.	1

I own the property behind my house across the street however I am not allowed to store my boat on the property but I am also not allowed to build a garage. 1

I have a driveway that easily accommodates the boat 1

I have 4 boats on trailers. It can be a challenge to store them with driveway and side yard restrictions. 1

However sometimes people store in excess of what they have space for causing issues with street parking. 1

Due to limitations on driveways and smaller lots very little place for storage requiring paid offsite storage 1

Do not appreciate my neighbors storing their boats in the front driveway all winter long 1

Currently, I have to pay for offsite boat storage 1

Current garage and parking is not sufficient to even park our boat for a short period. Our property I would say is unique compared to other lakefront properties. 1

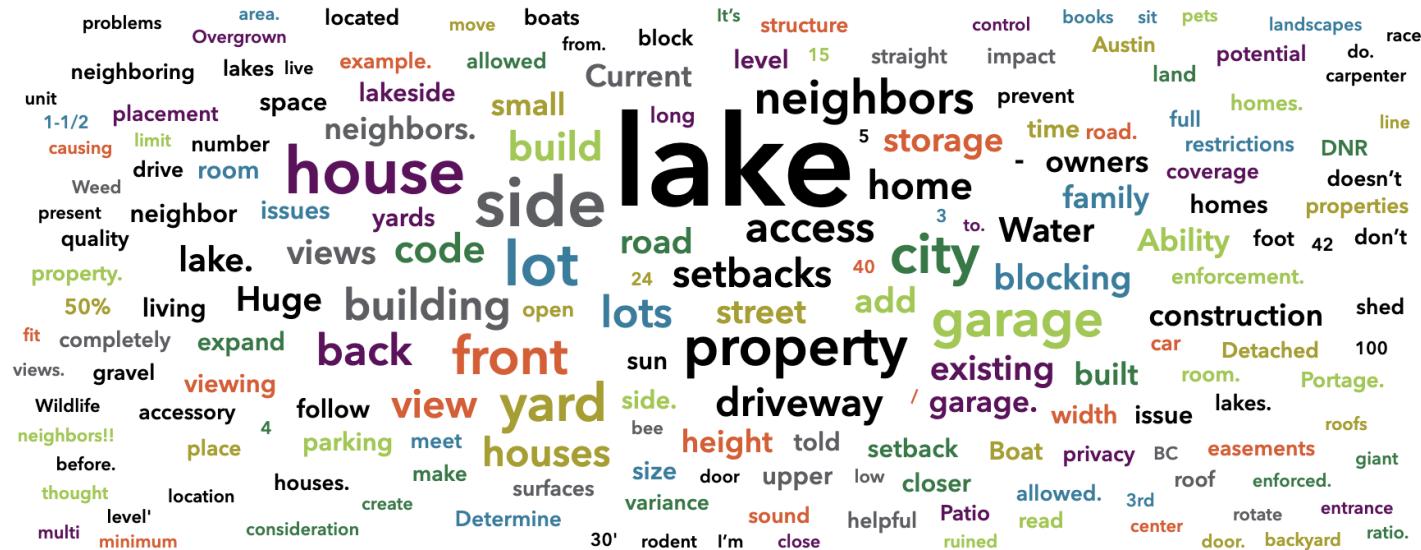
Cannot store boat on driveway because we need space for cars. 1

Can't store on road side, even in driveway over winter and no space on side yards. Have to pay to store elsewhere. 1

Boat's bigger than canoes, kayaks or row boats should not be stored on residential property 1

Because I do not have space I pay to have it stored offsite. I am okay with this option because personally I think storing boats / toys in yards and driveways often looks tacky and trashy. Cluttered. 1

Answered: 35 Skipped: 86



Response	Count
None	3
Weed control	1
We need better code enforcement. What is on the books now isn't being enforced. Wildlife kept as pets in yards, open access to roofs causing rodent issues and carpenter bee issues for neighbors. Overgrown landscapes create problems for neighbors!!	1
We do not want to move our garage to the center of our yard, we would like to keep it in the present location but rotate its entrance and expand from 1-1/2 to 3 car garage.	1
We already had to follow setbacks and would have been able to use some consideration before.	1

The thought from the City that lake front side is the backyard and having a 40 foot minimum to build from. This causes blocked views from existing houses and a race to the lake to prevent others from building and blocking their views. The back lot is the road side and front yard is lake side. This clarification needs to be addressed.

The only code that concerns me is one that would allow for multi family dwellings such as apartments to be built in the area.

The city needs to consider how changing the code affects neighbors. The new giant house next door ruined our drainage (our yard now floods every time it rains) and destroyed the view of the house on the other side. The house on the other side of the new huge house now seems as if it is viewing the backside of a three-story warehouse - this neighbor SOLD HIS HOUSE because of his view of the monstrosity next door. The people one more house over are now in the shadow of this huge house - completely blocking the sun that used to come in their skylights. Our neighbors (new huge house) told us that someone at the city worked with them for a long time so their house would fit the 'average' 30' height. To meet this 'code' they built up a huge side wall - so the 'ground level' was now higher - this should NOT BE allowed when working with heights of buildings. I would strongly encourage the city to disallow this practice.

The ability to add an accessory building on a lot that is near your house. It should be allowed in the back Non lakeside or Lakeside if there is enough room.

Small lots, 30% is low

Size, height and distance from road for a detached garage.

Side lot setback

Short term rentals.

Section 24 and the limited amount of driveway

Protect from over development of back lots.

Property setback from road.

Property across street and accessory buildings lake side and garage and quality with lake

Possible flooding if the number of new structures, close in proximity to existing homes, removes trees and shrubs that currently absorb ground water. 1

Please enforce the existing roadside parking requirements. ie parking on improved surfaces and being a licensed vehicle or trailer. 1

Permission for a boat house that can span 4 seasons 1

Percent of lot coverage is too restrictive and driveway width restrictions can be a problem, especially on smaller lots sizes. 1

Owners do not have the ability to make changes to their homes because of over arching regulations. 1

Our drive way, as a home with a more narrow lot, we would like to expand our drive way and thus improve the our property in visual appeal and practicality. But would technically be unable to do so because of the width of our lot at the front of our property. If there were an amendment for properties in our situation it would allow us to make these improvements. 1

Obstruction of lake views by remodeling or new builds. 1

Not positive of the codes however street side code should be a little more opened. For example. Not that I am going to but should I want to add a 3rd bay to my garage on the street side.... There shouldn't be an issue when calculating the area of the home to yard ratio. It doesn't block any views for example. 1

No opinion 1

No issue 1

New construction restricting existing residences view. 1

New construction blocking the lake view for neighbors. 1

Neighbors' un-attached garage with newly constructed apartment living in upper level has a window that looks straight through my upper level. His cutting down of privacy arborvitae provides him with full access to the viewing of my porch, dining room, living room, and family room. This violation of my privacy, while numerous construction workers build, plus the future of his family members viewing my home is a disappointment for the City of Portage gave him the variance to complete this construction. One further note, he told the city that the upper level would be for storage, but he told neighbors that it is actually living space.

Neighbors who build closer to the lake than other houses around them, thus blocking lake view from other houses.

Need uniform setbacks from lake so new construction doesn't block lake view of older homes.

Need greater than 50% front of front yard for driveway.

N/A

Many owners are having large parties with live music that is very loud. There should be limits on the volume because sound travels very far across lakes. Also, there should be a noise limit on boats. We have a couple on west lake that sound like the cigarette boats on Lake Michigan.

Managing the water in Woodhams road during excessive

Making sure the plans of neighbors do not impact my property negatively. If they need a variance, it should be approved by the neighbors. This includes changes that can impact my view such as deck placement in concern to the lake. If they are going to raise the level of the property they need to get approval of the neighbors unless the overall height of the house and the increase in property height do not exceed the current height limitations.

Lot line issues that are hard to determine because the views / placement of neighbor's home is straight instead of at an angle to follow the lot line.

Land usage around lakes. There should be more open space around the lakes to ensure the health and quality of the lakes in Portage.

Lakefront owners maintain the easement between the houses on Austin lake and are the rightful owner of said land. City needs to release the 5 foot easements originally intended for fire access to the lake

Lake facing shed or storage restrictions too strict	1
Lake access by non-lake side individuals. Egress access only.	1
Lack of code enforcement. A neighboring derelict property reduces my property value by up to 15 percent.	1
Keep properties clean and free from debris	1
keep good records of variances	1
It would be helpful for city staff to outline potential options instead of constantly saying "No" to ideas. Wastes a lot of time going back to the city again and again with potential solutions when it would be helpful if they would provide some direction as to what is allowed.	1
I'm completely against anything but single unit homes on the lake. Goguac in BC has this problem. If you look at the 42 or so boat spaces in the DNR access and all of the riparian lots Austin Lake is already overcrowded and getting dangerous. Also most folks don't follow simple in-land boating laws, which makes it worse. I read some place that a lake our size should have no more than 100 boats at anytime. Gosh the DNR lot takes almost half of that already.	1
I would like to build a standalone garage and city code is preventing me from building a structure to meet my needs with the setbacks requirements that are now in place	1
I am hoping to add a garage soon and the side and road setbacks will be important to me.	1
I am hoping to add a garage soon and the side and road setbacks will be important to me.	1
Huge houses dominating the street and the waterfront seem to be oversized compared to mid-century constructions	1
Houses located in front of their neighbors houses.	1
Following the policy of no vacation rentals allowed.	1
Encroaching on setbacks causes crowding	1
Driveways. Lake lots can be very small, so covering 50% of front yard or less may be difficult to adhere to.	1

Driveway width maximum needs to be enlarged to accommodate more garage doors. With the shallow lots on the lake from water to road, even if they are wide lots, the current ordinance forces a nonfunctional parking scenario. Too many 3-4 car garages with gravel beside the concrete or asphalt because of current ordinance. The gravel that home owners are using opposed to a consistent surfaces is unsightly and usually full of grass or weeds.

1
Driveway space for parking.

1
Driveway coverage since many lots are small and need the extra space to park.

1
Detached building on lake side for a pergola or sun room since we sit so far back also would like to have land across the street to build garage

1
Designating what is the front and back yard, the front yard should be the lake side.

1
Current setbacks for a sufficient size garage.

1
By far, the setback from the lake is the biggest issue (followed by building height). Many existing houses are located quite distant from the lake. I once read an old, unenforceable rule written when this neighborhood was established that a home could not be built closer to the lake than a string pulled from the fronts of the two neighboring homes. The intent is obviously to prevent blocking neighbors' views of the lake. If this were to happen to us, we'd seriously consider leaving Portage.

1
Building a garage on property behind my across across the road. Determine ruling for easements

1
Boat storage

1
Being able to build closer to property lines.

1
Allowing larger driveways would reduce number of vehicles that have to park in the street.

1
Add a storage shed on small lots

Access to lakeside yard by neighbors (especially renters) when side yards don't allow access for any type of equipment without going on neighbor property. It's fine as long as neighbors are friendly but if they're not and unreasonable what is homeowner to do. Same with directing roof water through gutters that direct water toward neighbor house instead of toward lake. Water drain off from rain should be directed to lake side yards rather than toward side yards. 1

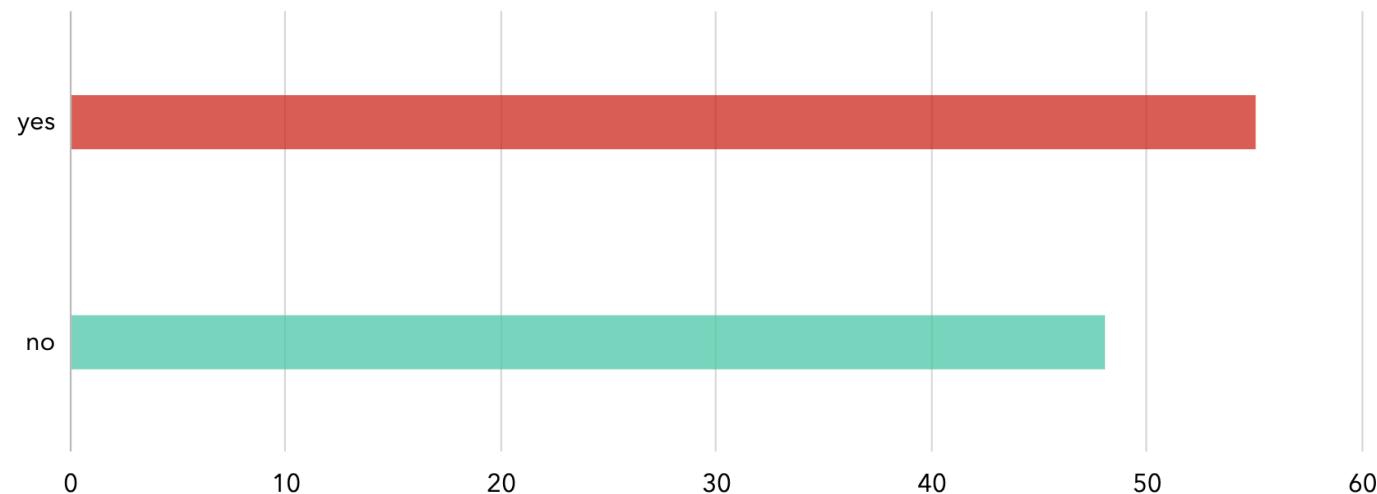
Able to expand my driveway and be able to have more tasteful storage built other then plastic sheds. Be able to have a garage. 1

Ability to adjust building in relation to what adjacent homeowners have already done 1

Ability to add a roof structure over patio for sun protection. We genetically have high risk for skin cancer and with family visiting umbrellas are not sufficient. Patio is attached to back of house, not lakeside. 1

Answered: 72 Skipped: 49

Overall, do you think there should be additional code provisions specific for lakefront property? [Column](#) [Bar](#) [Pie](#) [Map](#)



[Hide table](#)

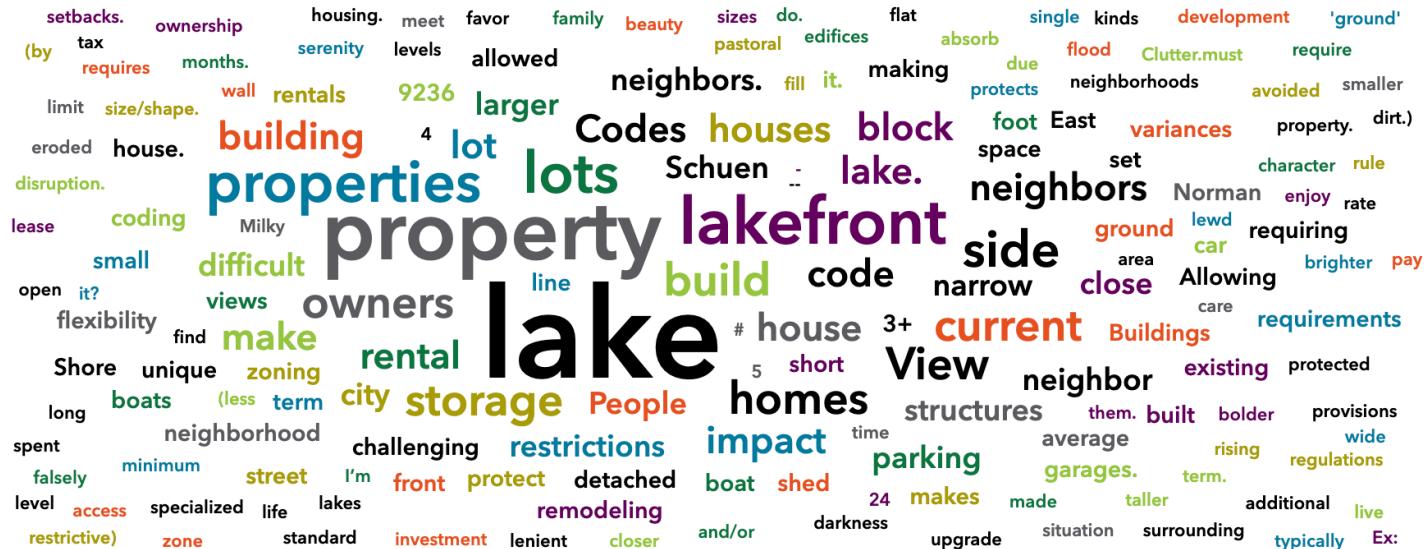
Empty categories [Sort](#)

Answers	Count	Percentage
yes	55	45.45%
no	48	39.67%

Answered: 103 Skipped: 18

If answered "yes" to above, please explain.

Word cloud



Response	Count
Zoning protects the character of neighborhoods against disruption. The pastoral beauty of our lakes area is being eroded by ever larger, bolder and brighter edifices so that there is not enough open ground to absorb rising flood levels, not enough darkness to see the Milky Way, and not enough space to enjoy the serenity of the Lake.	1
Yes, because it is more challenging to build and/or upgrade on due to the lot size/shape.	1
We have a larger investment than an average property.	1
We are not in favor of short term rental property on the lake. If going to be a rental situation, then lease should be for a minimum of 4 months.	1
Views must be protected Clutter must be avoided	1
Unique space that requires specialized coding	1

There should be provisions that limit ownership to single family on the lake. If rentals they should be long term. Also codes and regulations for development of property surrounding lake property but not actually on the lake.

There should be additional storage buildings allowed near the lakefront house. 1

The smaller lot sizes typically associated with lakefront properties require more lenient (less restrictive) zone coding than standard neighborhood housing.

The narrow lots make difficult to meet side setbacks. 1

The 'ground' should not be allowed to be falsely elevated from the current ground level so houses can be built taller (by building a huge wall and backfilling it with dirt.) A person at the city spent a lot of time consulting with our next-door neighbors do this (falsely heighten the ground) so they could build higher! This seems to skirt the code - why have a code if the city is going to help people dodge it? This made one side of this new house so tall, flat, and unappealing that the neighbor who had to look at it sold his house. Please remember that most lake lots are very small and proportions are important.

That you cannot build any closer to the lake than the neighbor on either side of you so as to not block the lake view of your neighbors. The current 40' foot rule needs to change. 1

Sometimes there may need to be a variation to the 5 foot set back for certain projects. If the neighbors don't mind then approve it. 1

Same as above. 1

Protect access to non-lake side individuals. 1

Perhaps not codes, but it would be nice if there were some kinds of benefits to long-term owner/occupants to be able to remain in their lakefront homes without impositions from new neighbors. 1

Nothing specific at this time. 1

Not more restrictions. More informational meetings to discuss lake front property to find common ground. 1

Not allowing houses to be located in front of the neighbors houses. (Lake side) 1

No structures should block other peoples view and if you make modifications that cause flooding these owners should be oenskitt 1

No other than making sure new homes aren't built too close to the lake and obstructing the views of homes already there. I thought those rules were already in place but obviously some new homes block older homes views. 1

Need more flexibility and care for lake and consistency with existing structures 1

Need code to prevent new construction from blocking the lake view for neighbors. 1

My parents had a neighbor on West Lake that used one of those rental apps. It was horrible for them. Constant partying, noise, trash, and lewd behavior. Lake properties are so close to each other making it even worse. I'm against those short term rentals. 1

Most of the current code is set up for suburban neighborhood lots, or subdivisions. They do not take into account realities of lake lots -- narrow lots, requirements for moving boats and other marine craft in and out of driveways. 1

Maybe a little larger square feet for lakeside storage building. 1

Loosen restrictions for detached garages. 1

Less restrictive not more 1

Lakefront properties have been around for decades and the footprint of current houses and detached garages make it difficult at times to adhere to current setback/code requirements 1

Lakefront properties are different, but can also impact property owners in the other side of the street that may lose a view or other attributes if the Lakefront owners get a variance. However, they also need to be able to have a house big enough to live in. 1

Lake facing shed or storage restrictions too strict 1

Just keeping track of what people put up they can negatively impact other properties 1

I think the city should make more of an effort to protect property owners from renters and rental properties. 1

I think all codes should be reviewed So the homeowner can build a structure tastefully done to fill the needs, since we do pay a higher tax rate, I believe that should be allowed. 1

I own property on Austin Lake, 9236 East Shore Dr. I suggest changing the zoning to allow for a building or parking across the street from our home. This would increase my property value. My name, Norman Schuen, 9236 East Shore Dr, phone # 3272863. My wife Elvira Schuen is of same mind. Thank you, Norman Schuen 1

I do not believe that lake properties should have ADU's. People may abuse the use of ADU's and use them for weekly rentals for personal gain. 1

Height restrictions should be monitored at lakefront property, also storage facilities affecting the neighbors view of the lake should be considered. 1

Ex: my yard is 30ft wide I would like to have a bit more cement for two cars and build a tasteful house matching shed storage. 1

Continued awareness of placement of additions, remodeling, and new building, as well as sheds and other structures that may block lake view. 1

Codes are challenging for narrow lake lots, need more flexibility. 1

Buildings too close to the property line should not be given variance for upper levels. 1

Boat lifts are very unsightly in the Winter and should be subject to stiff setbacks from the lake's edge. 1

bigger driveways to facilitate modern houses with 3+ car garages. the average width requirement makes it very hard to design a driveway for a 3+ car garage that isn't extremely tough to maneuver. 1

Because most of the lots are non-conforming it makes remodeling or building difficult without applying for a variance.... giving more flexibility to lakefront owners would lessen the amount of variances sought Again, section 24 needs to be changed 1

Be flexible and use the properties on both sides of the house to judge what the property owner should or should n't do. Every lot is unique and has to be treated that way when improving it. 1

Allowing variances that do not impact quality of life for adjacent properties. 1

Allow boats to be parked in side yards without requiring a prepared surface. There is nothing wrong with parking boats/trailers on grass or small pavers without requiring full gravel or asphalt parking pads. 1

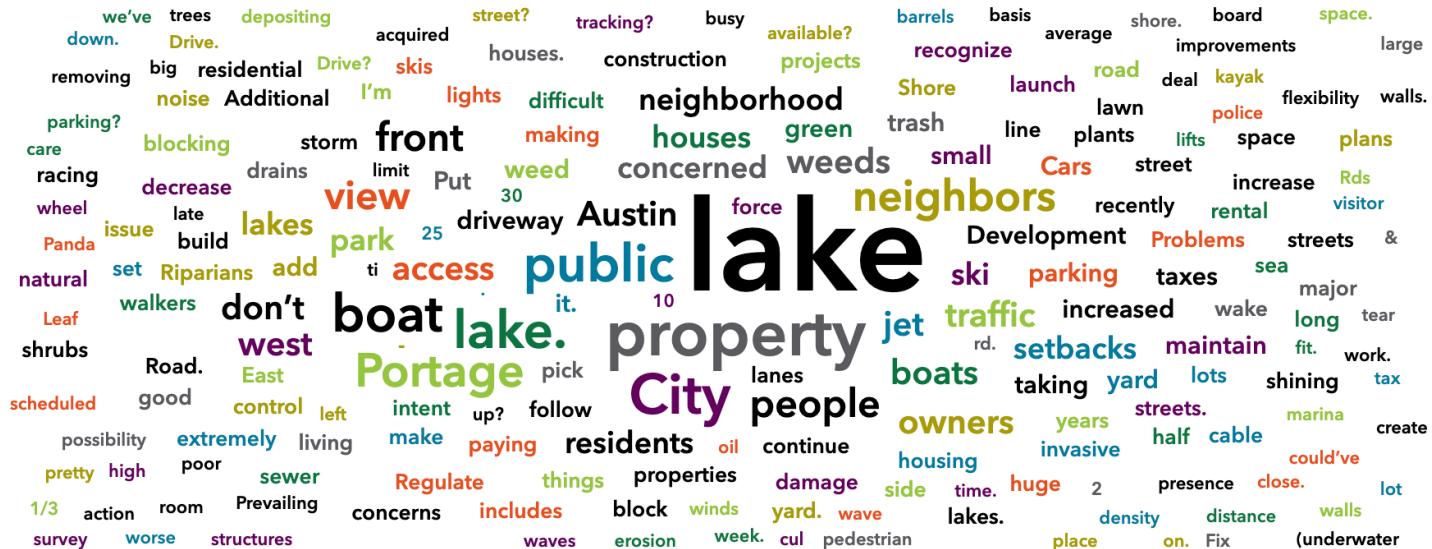
Allow boat storage more easily 1

A formula for calculating setback from waters edge/property line that limits impact on existing residences by new construction. 1

Answered: 49 Skipped: 72

Additional concerns for lakefront property owners.

Word cloud



Response	Count
What is the intent of use for the property recently acquired along East Shore Drive? Will there be public parking available? Will there be an increased police presence to deal with problems from more pedestrian tracking? Will the residents across the street continue to be able to use it for visitor parking? Will we be able to continue removing lake weeds and depositing across the street? If not, will the city be doing a scheduled pick up? We currently average between 2 & 10 wheel barrels per week. Prevailing winds force all the weeds of the lake to East Shore Drive.	1
Weeds in the lake. Leaf pick up has been poor as of late	1
We are still concerned of the possibility of a high density housing development near the lake where it does not fit. We are concerned that West Lake will be too busy if a marina or kayak rental or jet ski rental is put on the lake. It's just too small to have more boats on it.	1

We already had to follow setbacks in other projects and had to follow setbacks - we could've used some flexibility while we were making improvements and before having to tear other structures down. There should still be distance between properties and the road. I don't want to see houses right up to the street and no room for parking and no green space. Houses are already pretty close.

Wake board boats create large waves which cause a lot of erosion damage to lots with and without sea walls. If sea walls are in place, the wave action causes scouring (underwater erosion) which removes aquatic plants (and habitat) along the shore.

Unregistered boat in driveway for years, never used

The purpose and intent of this survey is unclear.

The company we use for weed control in the lake hasn't proven successful rather the opposite. I feel like the weeds are worse since we've started paying to treat it.

That the city is trying to increase vehicle traffic on neighborhood streets by "shrinking major roads. Portage and Sprinkle Rds are major through streets. We don't need to make it difficult for drivers to go down these roads and DEFINITELY don't need to add ways for cars to cut through the 25 mph neighborhood streets.

That all this data is being collected and the city will ignore it and do what they want like they have been recently and lying to the public about projects and what is really going on. Too many lawsuits against the city lately for not planning correctly, like the entrance to Culvers, Chik-fa-la, Panda forest, and letting the person who put those bike lanes in downtown Kalamazoo talk portage into those things that don't work.

thank you for having a meeting on it and taking it into consideration when making housing codes

Speed limit is not enforced.

some riparians may be in violation of 42-130 E&G near Lake View Park (letting neighbors who don't have lake property share a dock).

Sizable property taxes on many older fixed income people that may drive them out of their home based on cost.

Should regulate the storage of dock and lift on the property line

Seawalls need to be regulated and submitted for permits

Put storm drains and curbs on Lakeside Drive! Regulate tree cutting. Fix Road. 1

public boat launches that bring in inconsiderate weekend boaters who have no respect for the lake that they trash and misuse. 1

Problems arising from right-of-ways. 1

Prairie View Park has boat ramp which does not have boat wash to decrease invasive species being brought into lake. This has lead to contamination and invasive weeds. We pay taxes for weed control when source contamination is uncontrolled from public sites. 1

Portage lakes have a long history of human use and have followed a typical trajectory of lake properties. Summer homes have been transformed into year-round residences. Riparians have been largely middle class residents for a long time. As the property values increase, these owners are being rapidly displaced by very wealthy buyers who demolish and build new. This wealth comes with influence, and the ultimate cost has come to bear on many multi-generational Portage families who are ultimately forced out of their beloved homes. The increased tax revenues may be handy, but it also comes at a cost: community. 1

Please do not expand tunnel access between Austin and West lake. West lake is small and cannot handle overflow traffic from Austin if it gets crowded over there. We do NOT want their boats or boats from the public access. 1

People walking along your side yards to get to the lake rather than use the Public Access or the City Park. We have had things stolen from our backyard/lakeside yard. 1

Over use of public access for fishing tournaments 1

Our biggest concern is the huge overuse of pesticides, herbicides, and fertilizers used around the lakes and along the drainage areas. Many people use lawn care companies that use these products on a monthly basis or more often. This has resulted in huge increases in weeds in the lakes and a filling in of the lakes. Very soon we will all be living on swamps instead of lakes. West Lake has 1/3 less depth than 30 years ago. 1

off lakers from the launch totally disrespect lakefront property owners. this has caused extensive damage to our boat, jet ski and they have left lures where our family has stepped on them. also the traffic and speeding around the lake make it extremely unsafe for walkers and bikers. 1

New construction blocking neighbors view or causing flooding on neighboring lots 1

Municipal storm drains dump directly into lake. This means oil, fertilizer, pet feces, and everything else washes into lake.. These should be rerouted. Lack of weed treatment is a chronic issue and should be more aggressively addressed.

Modern lighting standards that maintain dark skies and keep neighbor's lights from disrupting wildlife and shining in our windows. Keep setbacks. Improve flood protections.

Lake side pathways for public access between properties

I think the neighbors in the Sudan Dale neighborhood should be held accountable for maintaining a outside appearance i.e. no trash in the front yard. Additional parking on the lawn should be enforced to maintain lake living.

I think the city does a good job for the most part. I recognize that it is extremely difficult to write a set of rules that is fair in every situation. Further I recognize that half the residents want no changes and the other half want extreme changes. For that I thank you all for your hard work and good luck on this journey to please all homeowners!

I don't agree with the city owning property on lake fronts that are not kept up to basic standards. The Green Space on portage road doesn't have any green space and the headlights shining across the lake are a nuisance and light pollution.

I am concerned with the cities plans for the land surround Austin Lake. The lake already has had issues with bacteria in the lake and it has been documented that more development around lakes decrease the quality of water which includes more bacteria's. This is harmful both to people and wild life.

How can they build way up then add retaining wall so there blocking view with big house and existing shrubs and plants and small trees added after that further block view because so forward

Houses being built in front of their neighbors houses.

His driveway is too close to the property line also.

Having front driveway restriction to 50% of front yard often forces owners to park cars on front yard grass, this is usually unappealing.

Encroachments such as over growing landscaping. Natural landscape overgrowth.

Development of surrounding lands

Deck construction setbacks from utilities. Cable, sewer, electric are all underground and lake owners do their best to avoid, but some of the requirements - like 10-ft setbacks for sewer seem over zealous. 1

Concerns about city plans to divert traffic into neighborhoods due to the reduction of lanes on portage rd. I'm concerned about the interest of the city to connect the cul de sacs around Austin lake. I'm worried more traffic will start diverting off Portage rd and onto neighborhood streets, putting walkers and bikers at increased risk of getting hit by cars. Cars already go too fast around the lake. 1

Boat lifts block view in all seasons. Noise of jet skis Loud sound systems on wake boats 1

Better enforcement 1

Better cable access 1

As to where I live my neighbors are very nice and we all are respectful. 1

As stated above, changes made to properties should not affect neighbors or the look of the lakeshore. For example houses should not be closer to the lake than their neighbors if they are granted a variance from the current of fsets. Finally, the new park on west lake has people past the time parks are closed. They shine head lights into the lake that reflect into our houses. This used to not be an issue when it was private property. 1

Allowing racing jet skis, which are significantly louder than any normal watercraft (pontoon boat, waverunner, ski boat, etc) onto a residential lake like Austin Lake. There are plenty of other places to do this activity that would not disrupt the quiet enjoyment of lake living for the residents and natural habitat. I believe this specific type of jet ski violates the City of Portage noise ordinance and therefore they should not be allowed on a residential lake. They set up camp at the boat launch and spend hours racing in front of it. 1

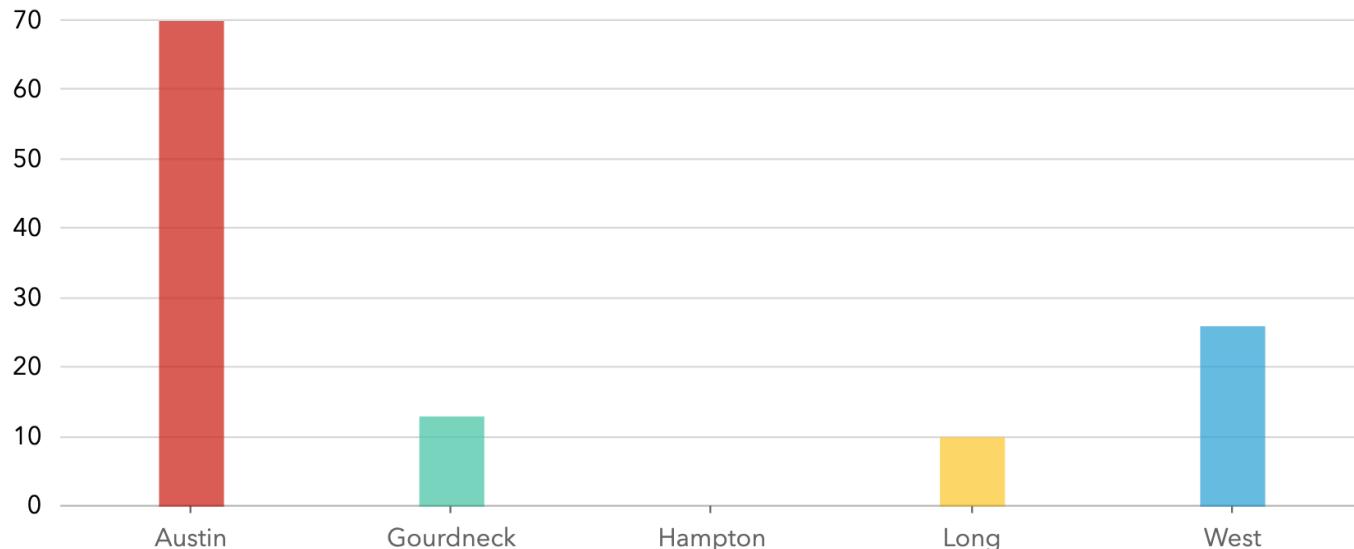
Additional concerns, our property owners taking advantage of road ends and public right aways.... many property owners have taken over these right away that includes planting shrubs to discourage them from being used by others.... that's very unfortunate, because not only are they taking away a right of other people they are not paying any taxes on the usage of this property 1

Ability to add a fence to keep the neighbor's yard waste, fallen leaves and trash from blowing into our lawn. They do not maintain property well. 1

Answered: 50 Skipped: 71

Which lake do you reside on?

Column Bar Pie Map



[Hide table](#)

Empty categories ↑↓ Sort

Answers	Count	Percentage
Austin	70	57.85%
Gourdneck	13	10.74%
Hampton	0	0%
Long	10	8.26%
West	26	21.49%

Answered: 119 Skipped: 2