

Step by Step Process - Erosion Control

Step 1:

Understand [Cobmoosa Shores Critical Dune Status](#)¹, [your responsibility](#)², and impact the environment when living in this area.

Step 2:

Understand and research the process for permits.

All properties in Cobmoosa Shores Association along both sides of Ottawa Trail are within a Critical Dune Area. Three things will be required:

1. As part of the requirements for applying for a Critical Dune permit, you do need to submit a copy of the Soil Erosion and Sedimentation Control permit, which is administered by the Oceana County Drain Commissioner's office.
2. You do also need to have a vegetation assurance letter. A Professional Engineer typically would have the county conservation district handle this.
3. Finally, it is likely that you will need to request a Special Exception (like a variance to zoning statutes) to the Critical Dunes statute as your project would likely impact slopes greater than 1 on 3 and that it will likely be a structure located lakeward of the crest. This means that additional information must be provided and that project plans must be sealed by a licensed architect or professional engineer.

EGLE is working on expediting all permit applications along Lake Michigan. However, a complete permit application is needed prior to being able to issue a permit. A professional engineer does a good job of providing the information needed, however, they are also very busy right now.

Step 3:

Notify and collaborate with your neighbors ([Next Door](#), [Facebook](#), or South Beach Bulletin Board) and the [Cobmoosa Association Board](#) so economies of scale, paperwork, and permits could possibly be combined for greater savings. Also, when you are dealing with erosion on the shoreline, [flanking](#)³ can occur risking the loss of your investment.

¹ https://www.michigan.gov/documents/deg/wrd-dune-cda-benona_557772_7.pdf

² https://www.michigan.gov/egle/0,9429,7-135-3311_4114-9832--,00.html

³ <https://www.youtube.com/watch?v=lotHq9RYI5w>

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Step 4:

Depending on how severe the erosion is at your property you may need to consider temporary measures while the normal permitting and approval process is vetted and approved.

Sandbags do require a permit, but EGLE can turn that around really quickly as that is a minor project with only a \$100 fee. This doesn't require you to submit a SESC permit or vegetation assurance letter. The sand must come from an upland source outside of the critical dunes area. Sandbag permits are meant to be temporary until a more permanent solution is authorized.

You should submit an application online though MiWaters, EGLE's online database.

[Website](#)⁴ for submitting the application forms:

1. Go to the website.
2. Create an account.
3. Receive account activation email.
4. Click on link in email and set security questions.
5. Click on Applications, Request Reports on the left side
6. Select New Form
7. Type in "Digital EGLE/USACE Joint Permit Application (JPA) for Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams, Environmental Areas, High Risk Erosion Areas and Critical Dune Areas".
8. Complete the form and the payment.

Step 5:

Once you have all permits, designs, and plans approved by EGLE, [schedule a board agenda item](#)⁵ with the Cobmoosa Association Board. The CSA Board needs to be informed and be kept in the loop as work done on the shoreline may be on or near association property. Any such work may require approval by the board and/or membership vote. If you followed step 3 and notified the board of your intentions and plans, this should be pretty straight forward since the board will rely heavily on the EGLE approval because we are not experts on the erosion matters.

⁴ <https://miwaters.deq.state.mi.us/miwaters/#/external/home>

⁵ <https://www.cobmoosashores.com/contact-us.html>