

DATE: _____
PAID: _____

ZBA# _____
HEARING DATE: _____

ZONING BOARD OF APPEALS APPLICATION

CENTERVILLE TOWNSHIP
PO BOX 226
LAKE LEELANAU, MI 49653
231-360-2557 FAX -231-256-7774

Northgate Leelanau Pines, LLC, Attn: Chelsea Bossenbroek

NAME OF APPELLANT

38 Commerce Ave SW, Ste 200

ADDRESS

Grand Rapids, MI, 49503

CITY, STATE, ZIP CODE

Office: 616.249.8444x106, Mobile 616.406.5755

PHONE NUMBER (HOME & BUSINESS)

1. ACTION REQUESTED:

I (WE), THE UNDERSIGNED, REQUEST A HEARING BEFORE THE CENTERVILLE TOWNSHIP ZONING BOARD OF APPEALS FOR THE PURPOSE INDICATED:

____ ORDINANCE/MAP INTERPRETATION;

____ VARIANCE

____ APPEAL FROM ADMINISTRATION DECISION;

☒ OTHER

Appeal from 10.3.22 Planning Commission
denial decision per CTZO 13.1.M.b

2. PROPERTY INFORMATION:

6500 E Leelanau Pines Dr, Cedar, MI, 49621

ADDRESS OF PROPERTY

A.) LEGAL DESCRIPTION OF PROPERTY: See attached deed copy

B.) NAMES OF PERSONS OR CORPORATIONS HAVING A LEGAL OR
MONETARY INTEREST IN PROPERTY:

Northgate Leelanau Pines, LLC.

C.) THIS PROPERTY IS ☒ UNPLATTED, ___ PLATTED (DEFINED AS A SUBDIVISION). IF PLATTED - NAME OF PLAT:

D.) LIST ANY DEED RESTRICTIONS AND/OR ASSOCIATION RESTRICTIONS:

None, see attached deed copy

E.) ATTACH A SITE PLAN SHOWING PROPERTY LAYOUT WITH STRUCTURES
22 page site plan dated 9/30/22

F.) PRESENT USE OF PROPERTY IS:

___ RESIDENTIAL, ___ BUSINESS, ___ AGRICULTURAL, ___ RECREATIONAL,

☒ COMMERCIAL RESORT

G.) PRESENT ZONING CLASSIFICATION OF PROPERTY:

___ RESIDENTIAL, ___ BUSINESS, ___ AGRICULTURAL, ___ RECREATIONAL,

☒ COMMERCIAL RESORT

H.) A PREVIOUS APPEAL **HAS** HAS NOT (CIRCLE ONE) BEEN MADE WITH RESPECT TO THIS PROPERTY.
Northgate Leelanau Pines, LLC is unaware of any other historic appeals.

3. REQUEST AND JUSTIFICATION OF REQUESTED VARIANCE FROM THE REQUIREMENTS OF THE ZONING ORDINANCE:

A.) INDICATED BELOW ARE THE ORDINANCE REQUIREMENTS WHICH ARE THE SUBJECT OF THE VARIANCE REQUEST:

___ SETBACK, ___ SIDEYARD, ___ HEIGHT, ___ SIGNS
___ LOT COVERAGE, ___ PLACEMENT, ___ AREA REQUIREMENTS,
___ OFFSTREET PARKING, ☒ OTHER Site Plan

B.) STATE EXACTLY WHAT IS INTENDED TO BE DONE ON OR WITH THE PROPERTY WHICH NECESSITATES A VARIANCE FROM THE ZONING ORDINANCE:

Planning Commission site plan denial decision appeal, see attached brief.

C.) DESCRIBE THE CHARACTERISTICS OF THE PROPERTY/LOT WHICH REQUIRE THE GRANTING OF A VARIANCE (INCLUDE DIMENSIONAL INFORMATION).

____TOO NARROW, ____ELEVATION, ____SOIL, ____TOO SMALL,
____SLOPE, ____TOO SHALLOW, ____SHAPE, ☒ OTHER (SPECIFY)
Planning Commission site plan denial decision appeal, see attached site plan.

4. ARE THE CONDITIONS ON THE PROPERTY THE RESULT OF MAN-MADE CHANGES IE: RELOCATION OF ROAD OR HIGHWAY?

☒ YES ☒ NO ☒ DON'T KNOW

IF YES DESCRIBE: Existing campground land use on a portion of 80.08 acre site
Planning Commission site plan denial decision appeal, see attached site plan.

5. IS THE VARIANCE APPLIED FOR DUE TO UNIQUE CIRCUMSTANCES PRESENT ON YOUR PROPERTY OR TO GENERAL CONDITIONS IN THE AREA?

☒ OWN PROPERTY ☒ GENERAL CONDITIONS

EXPLAIN ANY PECULIAR OR UNIQUE CONDITIONS, AND HOW MANY PROPERTIES IN YOUR AREA ARE SIMILARLY AFFECTED:

Planning Commission site plan denial decision appeal, see attached site plan.

6. HOW DO YOU PROPOSE TO MINIMIZE ANY POTENTIAL NEGATIVE IMPACTS WHICH YOUR PROPOSED ACTIVITY MAY CAUSE TO SURROUNDING LAND AND NEIGHBORS?

Planning Commission site plan denial decision appeal, see attached site plan

Protection measures include reduction of number of proposed campsites, reduction
— of number of proposed slips, elimination of wetland boardwalk, consolidation of —
boat launches, addition of boat wash station, placement of new amenities in center
— of site, tree protection around perimeter of site and within site, dumpster screening —
per ordinance, site plan proposal compliant with current zoning and ordinance.

7. ATTACH ANY ADDITIONAL COMMENTS IN SUPPORT OF THE REQUEST.

Planning Commission site plan denial decision appeal, see attached brief.


8. FEES:

THIS APPLICATION IS TO BE COMPLETED, ACCOMPANIED BY PAYMENT AND RETURNED TO THE CENTEVILLE TOWNSHIP ZONING ADMINISTRATOR. IF THE APPLICATION IS COMPLETE, A REPRESENTATIVE OF THE ZONING BOARD OF APPEALS SHALL CONTACT THE APPLICANT TO SCHEDULE A HEARING.

9. AFFIDAVIT:

THE UNDERSIGNED ACKNOWLEDGES THAT IF A VARIANCE IS GRANTED OR OTHER DECISIONS FAVORABLE TO THE UNDERSIGNED ARE RENDERED UPON THIS APPEAL, THE SAID DECISIONS DO NOT RELIEVE THE APPLICANT FROM COMPLIANCE WITH ALL OTHER PROVISIONS AND REQUIREMENTS OF THE CENTERVILLE TOWNSHIP ZONING ORDINANCE; THE UNDERSIGNED FURTHER AFFIRMS THAT HE/SHE OR THEY IS/ARE THE OWNER, LESSEE, OR OTHER TYPE OF INTERESTED PARTY SUCH AS AUTHORIZED AGENT FOR THE OWNER INVOLVED IN THE APPEAL AND THAT THE ANSWERS AND STATEMENTS HEREIN CONTAINED AND THE INFORMATION HERewith SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF HIS/HER/THEIR KNOWLEDGE AND BELIEF.

APPLICANT NAME: Northgate Leelanau Pines, LLC
(PLEASE PRINT)

APPLICANT SIGNATURE:  By: Chelsea Bossenbrook
Its: Authorized Agent

DATE: 10/18/2022

IF APPLICANT IS OTHER THAN OWNER:

OWNERS NAME: _____
(PLEASE PRINT)

OWNERS SIGNATURE: _____

DOCUMENT NO. 2021009947

Total Pages: 2
12/27/2021 04:25 PM Fees: \$35.00
JENNIFER L. GRANT, Register of Deeds
Leelanau County, MI



Received in Leelanau
12/27/2021 01:45:00 PM

MICHIGAN REAL ESTATE TRANSFER TAX
2021009947

12/27/2021 04:25 PM Leelanau County, MI
Receipt# 21-10330
Tax Stamp # 27594



County Tax: \$2586.65 State Tax: \$17636.25

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Carol A. Novak, David L. Novak and Linda A. Novak Dwyer whose address is 6500 E. Leelanau Pines Dr, Cedar, MI 49621, convey(s) and warrant(s) to Northgate Leelanau Pines, LLC, a Michigan Limited Liability Company, whose address is 38 Commerce Avenue SW, Suite 200, Grand Rapids, MI 49503 the following described premises:

Land situated in the Township of Centerville, County of Leelanau, State of Michigan, described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

Commonly known as: 6500 E. Leelanau Pines Dr, Cedar, MI 49621

P/O 002-035-002-00 / 24
P/O 002-035-003-00

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right of Farm Act.

The Grantors herein convey to Grantees all rights of division under Section 108 of the Michigan Land Division Act for the full consideration of (The property purchase price has been redacted for masterplan and site plan approval application by Fishbeck for confidentiality purposes) subject to easements and restrictions of record, if any, and further subject to liens, encumbrances and other matters subsequent to the date of this notice.

Dated this 20th day of December, 2021.

Carol A. Novak

Carol A. Novak

David L. Novak

David L. Novak

Linda A. Dwyer

Linda A. Novak Dwyer

State of Michigan

County of Grand Traverse

Signed, sworn and acknowledged before me the 20 of December, 2021, by Carol A. Novak, David L. Novak, and Linda A. Novak Dwyer.

[Signature]
Notary Public

Affix stamp/seal:

CHAD E. ROYAL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
MY COMMISSION EXPIRES JANUARY 19, 2027
ACTING IN THE COUNTY OF GRAND TRAVERSE

Prepared by:

Carol A. Novak
6500 E. Leelanau Pines Dr
Cedar, MI 49621

When recorded mail to:
Crossroads Title Agency
413 South Union Street
Traverse City, MI 49684

File No 18458

TAX CERTIFICATION
LEELANAU COUNTY SUTTONS BAY, MI 12/27/2021
I hereby certify, that according to our records, all taxes returned to this office are paid for five (5) years preceding the 20 day of 12/2021. This does not include taxes in the process of collection by Township, Cities, or Villages, Board of Review changes, Michigan Tax Tribunal changes, or changes due to Principal Residence Exemptions or corrections.

[Signature] Leelanau County Treasurer
MK

EXHIBIT "A"

Land situated in the Township of Centerville, County of Leelanau, Michigan:

Remainder Parcel:

As described in Survey by Grand Traverse Surveying & Mapping, Zachary S. Banker, P.S. No. 52468, dated September 29, 2021, Job # 18590, A parcel of land in Section 35, Town 29 North, Range 12 West, Centerville Township, Leelanau County, Michigan described as: Commencing at the West 1/4 corner of said Section, thence along the East-West 1/4 line of said section South 88°04'27" East, 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along said 1/4 line South 88°04'27" East 2028.57 feet; thence South 01°22'20" West 250.01 feet; thence South 88°04'27" East 291.88 feet to a traverse line along the shore of Lake Leelanau; thence along said traverse line the following two courses: South 34°36'51" West 1499.93 feet; thence South 64°33'25" West 889.25 feet to a traverse line along the bank of a creek; thence along said creek the following seven courses: North 28°41'30" West 106.07 feet; thence North 68°11'55" West 166.52 feet; thence North 11°34'02" West, 248.05 feet; thence North 62°39'33" West 274.57 feet; thence North 10°28'24" West 482.32 feet; thence North 26°30'28" West 374.17 feet; thence North 48°49'29" West 266.39 feet to the West line of Section 35; thence along said section line North 01°22'20" East, 125.76 feet to the centerline of County Road 643; thence along said centerline 427.28 feet on a 2625.71 foot radius curve to the right having a long chord bearing North 43°23'32" East 426.80 feet to the Point of Beginning.

Together with an easement 40 feet in width for ingress and egress the North and West lines of which are described as: Commencing at the West 1/4 corner of said section, thence along the East-West 1/4 line as monumented South 88°04'27" East 285.71 feet to the centerline of County Road 643 and the Point of Beginning; thence continuing along the North line of said 40 foot easement South 88°04'27" East 2028.57 feet; thence South 01°22'20" West, 250.01 feet along the West line to said easement to the Point of Ending.

Subject to the right of way of County Road 643.