

Subject: Written comment on proposed Leelanau Pines Campground development
Date: Thursday, August 25, 2022 at 8:40:16 AM Eastern Daylight Time
From: Carolyn Weed <caryweed1@gmail.com>
To: Tim Cypher <tim@allpermits.com>
Attachments: Public Comment Campground.pdf

Hi Tim,

Attached are my written comments against the proposed Leelanau Pines Campground development, a project which seems inconsistent with the Master Plan.

Thanks for careful consideration of the impact this development would have!

Cary

To Centerville Township Planning Commission
From Cary Weed, 6700 S. French Rd., Centerville Township
August 25, 2022

Comments Regarding Proposed Expansion of Leelanau Pines Campground

I am writing these public comments as a concerned long-time resident of Centerville Township with conservation lands in the Rice Creek watershed. I have reviewed the description and (with a magnifying glass) the drawings for the proposed development posted on the Township website. This development more than triples the overall developed coverage of the approximately seventy-acre site, leaving only the northern Lake Leelanau shoreline in a more or less natural state. About 40% of the more than half mile of shoreline will be intensively developed with what appears to be two swimming pools, a lakeside pavilion, a camp store, boat launch and docks along with several parking areas, all lining the shore. This proposed development along the Lake Leelanau shoreline together with the increased boat traffic would impact the environmentally sensitive and wildlife rich southern end of the Lake. Also, Rice Creek, which flows into Lake Leelanau along the property line, will be developed along almost all of its approximately 2000 foot length with twenty-two new RV campsites in addition to the existing ten. This amounts to significant new development along a valuable riparian stream corridor, which, upstream, includes many acres of minimally developed and conserved land. This is without even considering the incompatibility of such a large, entertainment-rich campground on nearby single-family homes and small farms.

I devoted many hours as a citizen volunteer to assisting the Planning Commission with the Master Plan, which is to be used as a tool to guide future development. The proposed development by Northgate for the Leelanau Pines Campground seems inconsistent with the vision of the Master Plan and at odds with many of its goals and objectives. The Master Plan's future land use recommendation for Commercial Resort zoning (8.3.2) states, "the uses allowed under this designation should be reviewed to assure they are compatible with the goals of the Master Plan." This is certainly an important consideration in reviewing this site plan.

More specifically, the vision statement of the Master Plan, which was based on the results of a 2011 survey, notes that residents value the peaceful rural character and scenic beauty of the Township and "want to maintain the township's farmland, open space, and natural environment without the burden of uncontrolled growth and its associated impacts". The goals and objectives of the Master Plan, including the land use and natural resources goals and objectives, support this vision. In particular, our natural resources are seen as an important asset to protect:

7.3.3 Natural Resources Goal

Protect the natural resource assets, which are the basis for recreation, agriculture, scenic beauty and rural character and our health and well-being.

- Objective 1: Encourage sensitive site planning to protect the air, water and soil quality.
- Establish regulations for land development to avoid negative impacts to air, water and soil assets.
 - Promote alternative waste water systems and septic system inspections.
 - Cooperate with watershed management programs.
 - Address protective standards for waterfront usage.
 - Preserve the natural vegetation of shoreline areas through greenbelt regulations.
- Objective 2: Preserve environmentally sensitive areas.
- Identify sensitive environmental areas to be preserved such as woodlands, wetlands, steep slopes.
 - Identify land that may not be suitable for development because of natural limitations for the construction of structures or septic systems such as hydric soils, flood plains, steep slopes, or areas at high risk of shoreline erosion.
 - Encourage the acquisition of sensitive environmental areas for the purpose of permanent preservation.
 - Establish standards and regulations for land development in environmentally sensitive areas.

The Master Plan's residential goal is to support a range of housing consistent with the character of the Township and vision of the Plan. An important objective is to protect residential areas like the adjacent shoreline from negative impacts of incompatible uses such as the Northgate development. Aside from the obvious negative environmental impacts there would be increased boat traffic, noise, vehicle traffic and light pollution that would be a nuisance to many Township residents.

Finally, the Master Plan identifies keyhole development as a particularly significant issue. Keyhole development funnels large numbers of users to shorelines and can occur just as easily in campgrounds as in residential development. In essence, this is what the new owner of Leelanau Pines Campground seeks to accomplish with this proposal. Perhaps it is understandable that an outside developer coming into what is perceived as a small defenseless rural community would seek to maximize profits; but at whose expense?

It is not too late for the Planning Commission to remember its Master Plan future land use recommendation for Commercial Resort zoning and insure that any development of Leelanau Pines Campground is consistent with the Master Plan. The State of Michigan government website contains a useful resource that the Planning Commission should be aware of, *Protecting Michigan's Lakes: A Guide for Local Governments*.

<https://www.michigan.gov/-/media/Project/Websites/egle/Documents/Programs/WRD/NPS/General/inland-lakes-guide.pdf?rev=1d343d936cb14e42a8fed61dee92713>

Subject: Re: Leelanau Pines Campground and Northgate

Date: Sunday, August 21, 2022 at 11:09:31 AM Eastern Daylight Time

From: Carolyn Weed <caryweed1@gmail.com>

To: tim ><timjohnson@centurytel.net>, Dan Hubbell <dan@hubbelllawoffice.com>, Dana Boomer <dana_boomer@yahoo.com>, jamiedamm@gmail.com <jamiedamm@gmail.com>, Joe Mosher <joe.mosher@gmail.com>, Lindy Kellogg <lindykellogg@gmail.com>, Tim Cypher <tim@allpermits.com>, James Schwantes <centervillesupervisor@gmail.com>

I am a resident of Centerville Township with properties on the headwaters of the Rice Creek watershed that are protected by a conservation easement to the Leelanau Conservancy. A number of my neighbors have joined in with their own conservation easements to protect this environmentally sensitive watershed. Funding for these easements was made possible by a State grant whose purpose was to protect the Lake Leelanau watershed.

I was surprised to see the news about the proposed plan for Leelanau Pines Campground, which is located on south Lake Leelanau at the mouth of Rice Creek. I have spent some time reviewing the documents about the project on the County website and also have done a little research into campgrounds developed by Northgate. Northgate, who owns a number of Jellystone campgrounds, has a pattern of buying up campgrounds and camps in small communities and turning them into much larger, amenity-rich facilities that are often at odds with local values, zoning and efforts to preserve sensitive areas of the natural environment (like the southern end of Lake Leelanau). I thought all of you should be aware of the (litigious) history of some of these projects which are similar in scale and amenities to what is being proposed. I am sharing some links.

These links are for a campground proposed in the Berkshires of western Massachusetts:

https://www.berkshireeagle.com/news/central_berkshires/hinsdale-prepares-review-northgate-rv-park-application/article_fd600ad0-38eb-11ec-bb7d-ef45fb0270a5.html

https://www.berkshireeagle.com/news/central_berkshires/hinsdale-rejects-northgate-rv-park-proposal/article_82913ed8-7346-11ec-8796-b39208316131.html

There are other Northgate campgrounds in rural New Hampshire. Here is one with a similar history:

<https://www.ossipeelake.org/2020/06/northgate-loses-appeal-in-milton-campground-expansion/>

Thanks for considering this information,

Cary Weed

https://www.berkshireeagle.com/news/central_berkshires/hinsdale-prepares-review-northgate-rv-park-application/article_fd600ad0-38eb-11ec-bb7d-ef45fb0270a5.html

TOP STORY

Controversial 'Yogi Bear' RV park proposal resurfaces in Hinsdale, where developer promises 'mutual prosperity'

By Larry Parnass, The Berkshire Eagle
Oct 31, 2021



The national company that wants to create an RV park on the grounds of a longtime summer camp, drawing as many as 300 visitors at a time over seven or eight months a year, is seeking approval from the Zoning Board of Appeals. It needs a special permit that would allow it to buy and transform the family-owned Camp Emerson.

EAGLE FILE PHOTO

HINSDALE — After two quiet months, one of the most significant zoning questions to face Hinsdale in years is back in play.

A national company wants to create a recreational vehicle park on the grounds of a longtime summer camp, drawing as many as 300 visitors at a time over six months a year. It now seeks approval of a special permit from the Zoning Board of Appeals that would allow it to buy and spend \$10 million to \$15 million to transform the family-owned Camp Emerson.

If that sounds familiar, it should. This summer, Northgate Resort Ventures LLC presented a plan to add Hinsdale to its national portfolio of 19 camping destinations. Northgate executives and consultants made their case July 28 to the town's Planning Board, before an auditorium filled with town officials and concerned neighbors.



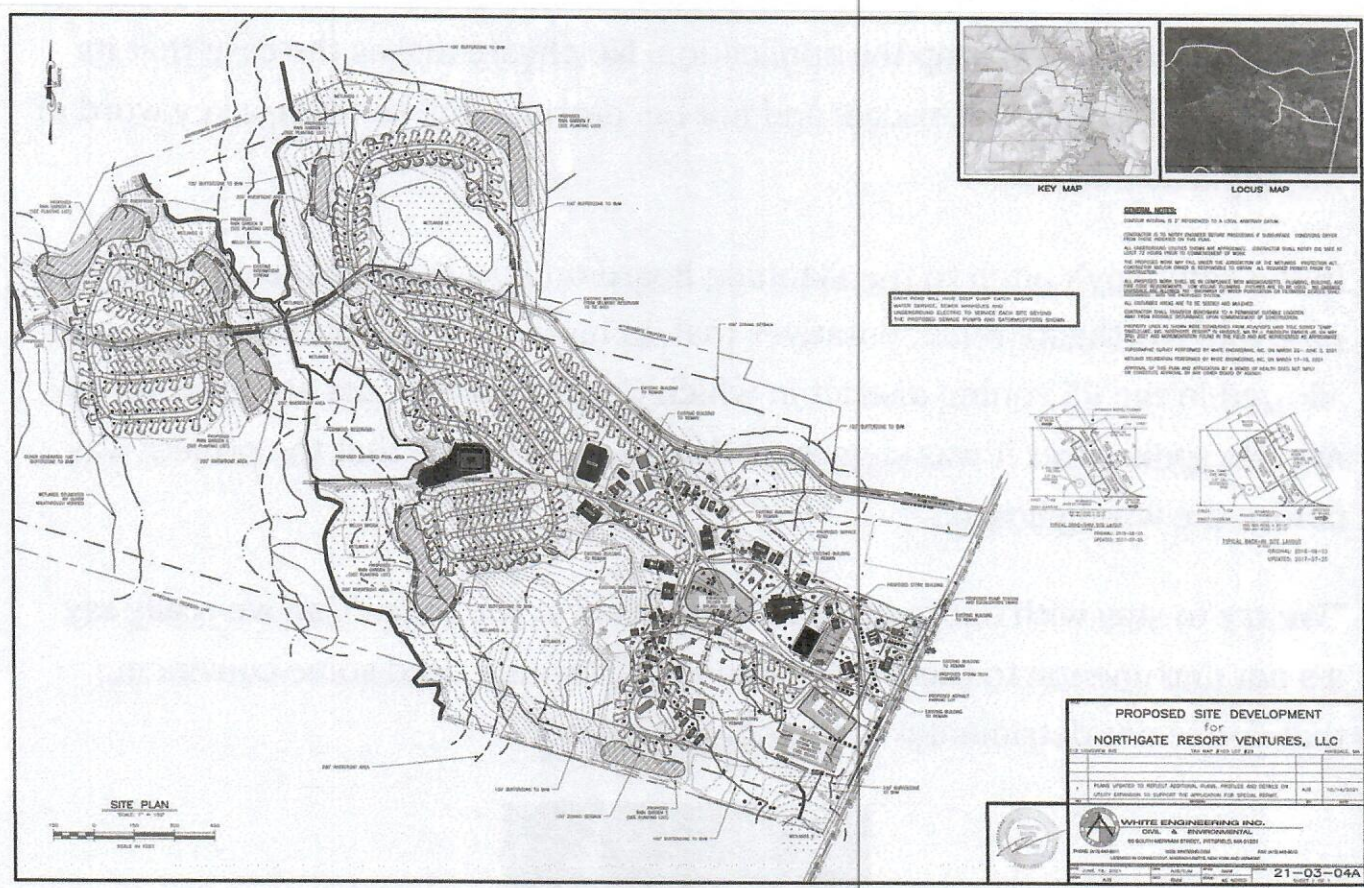
50 RVs, maybe; not 300-plus, Hinsdale neighbors say. 'It's going to be an invasion'

Then the town hit pause. Officials informed Northgate in August that, given the degree to which Camp Emerson's use would change, in their estimation, the company needed approval not from the Planning Board, but from the ZBA.

Northgate's new packet was received Oct. 18 and made available Friday to the public. Town Administrator Bob Graves said the ZBA will hold its first meeting on the application before Thanksgiving, with a second session about three weeks later. No specific dates are in place.

Tessa McCrackin, a spokeswoman for Northgate, said the company is "hoping for an expeditious review."

Graves said town residents will be able to ask questions about the project based on guidelines set by the ZBA chair.



Northgate Resort Ventures design for proposed Camp Emerson RV park

The full 222-page special permit application is available online at the Hinsdale website, as well as a 39-page packet of drawings laying out the proposed campground's site plan, road network and handling of water, stormwater and sewer needs.

In its application, Northgate echoes its original argument that the RV campground is in sync with how Camp Emerson's owners, the Lein family, have used the property for more than 50 years. The project, it says, would "expand the current use of a commercial campground"

The Camp Emerson sale is contingent on Northgate winning approval for a campground able to accommodate as many as 317 RVs, some of them owned by Northgate itself. The company operates similar parks in 13 states, many branded as "Yogi Bear's Jellystone Park."

In a 11-page proposal atop the application, Northgate makes the case that its project would benefit Hinsdale and not be "detrimental" to town, a key word in the applicable bylaw.

In the company's pitch to the Planning Board on July 28, Jeff Viner, chair of the ZBA, told Northgate representatives that, in his view, an RV park would not be allowed in the R5 zoning district in which Camp Emerson sits at 212 Longview Ave. He spoke after it was suggested during the meeting that the project was before the wrong board.

"We try to stay with our guidelines," Viner said at the time. "Can we really say it's not detrimental to the neighborhood?. ... I would need some convincing that you're not detrimental to the neighborhood."





In Round 1, Hinsdale officials quiz RV park proponents

Northgate takes on that question directly in its new application. "Northgate views Camp Emerson as more than just a 'development opportunity,'" the company says. "As a family-owned company, Northgate Resorts is dedicated to being a good neighbor and member of a community."

The project would "preserve the Camp Emerson legacy and help bring new opportunities and mutual prosperity to the community," Northgate says. To that end, it notes that it would pay significantly more in taxes than the current camp and in time be one of the area's top employers, after adding 50 jobs in the first two years and 100 more in the next three years.

Neighbors, however, have said they believe the project would overwhelm local roads, strain the town's water and sewer systems and overload use of nearby Plunkett Lake, where Camp Emerson owns property.


In its new application, Northgate says it will take steps to manage noise and lighting on the property, avoid traffic congestion and safeguard the town's public water supply and other infrastructure systems. It says it would limit Plunkett Lake access to what's now allowed by Camp Emerson.

Hinsdale, meantime, has hired its own experts to test Northgate's arguments. The town has hired DPC Engineering LLC to study Northgate's plan to handle the property's water and sewer needs. And another consultant, Innovative Data LLC, will explore the project's impact on traffic.



Historic summer haunt in Hinsdale, Camp Emerson, eyed as home for RV park



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NORTHGATE LOSES APPEAL IN MILTON CAMPGROUND EXPANSION

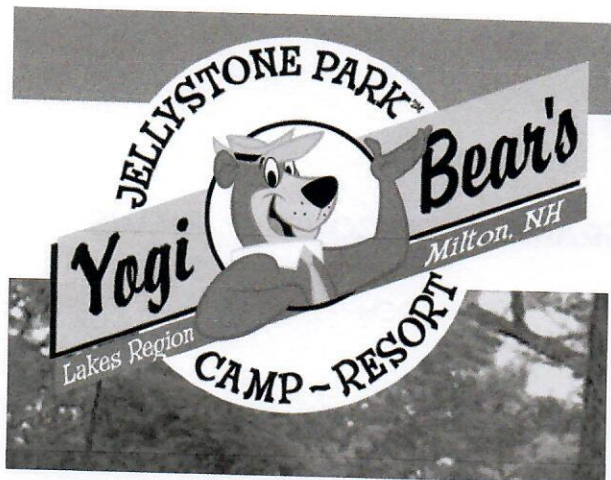
 June 10, 2020  David Smith  Alliance Report  5 comments

Milton—June 10, 2020—New Hampshire’s Supreme Court last week **unanimously upheld** the Town of Milton’s denial of a special exception for a major expansion proposed by Northgate Resorts for its MiTeJo Campground on Northeast Pond in that town.

The three-judge panel ruled that Northgate’s appeal to the high court failed to establish that the Milton ZBA erred when it concluded the expansion would create an “undue nuisance or serious hazard to pedestrian or vehicular traffic.”

The campground is in the town’s low-density residential district, and avoiding impact to pedestrian and vehicle traffic is the third of five requirements that applicants must meet in order to be granted a special exception.

A Superior Court judge **similarly found** for the town a year ago.



In addition to MiTeJo, which has been rebranded Yogi Bear's Jellystone Park Lakes Region, Northgate owns Westward Shores Cottages and RV Resort on Ossipee Lake, and the former Glen Ellis Family Campground in Glen.

The Michigan-based company applied to Milton officials for a special exception to increase camping capacity from 223 campsites to 396 in August 2017, five months after purchasing the property. The expansion would also have added three acres of amenities, including pools, bathhouses, water slides and a mini-golf course.

On the advice of town counsel, the ZBA ruled the expansion had potential regional impact, a decision that resulted in abutter status being granted to Acton and Lebanon, two Maine towns across the lake from Milton.

As substantial opposition to the plan developed on and around the lake, Northgate gradually reduced the proposed number of new campsites from 173 to 163 to 95. But the plan for new amenities remained substantially unchanged, according to court documents.

In the end, the ZBA ruled the expansion did not meet three of the town's five requirements for a special exception.

In addition to having the potential for "undue nuisance or serious hazard" to pedestrians and traffic, the board found the plan would be "injurious, noxious, offensive or detrimental to the neighborhood," and the proposed amenities were inconsistent with "the spirit of the ordinance and the intent of the Master Plan."

The Supreme Court panel examined only the ZBA's decision regarding the impact to pedestrians and traffic.

“Because we affirm the trial court’s decision as to special exception criterion three, we need not address Three Ponds’ [Northgate’s] statutory arguments regarding the regional impact statutes,” the panel wrote.

5 COMMENTS



DAN 2 YEARS AGO

JUNE 11, 2020

Good they have no regard for environment or people in there camp grounds

REPLY



HENRY BOUCHER 2 YEARS AGO

JUNE 15, 2020

OSSIPEE LAKE is a touch of heaven. We don't want additional traffic, if we grant this permit soon we will become another traffic jam. We will lose control of how to do things as a group. We don't want more campsites, we are already losing some of our beaches, there are enough boats let not expand anymore.

We don't want any more expansion be happy with what we have FREEDOM and regulation.



HENRY BOUCHER 2 YEARS AGO

JUNE 15, 2020

We don't want anymore traffic, or expansion, once this starts we can see

Subject: Yogi Bear Jellystone Resort on CR 643
Date: Thursday, August 25, 2022 at 3:22:24 PM Eastern Daylight Time
From: Michael Hartings <mhartings@fuse.net>
To: tim@allpermits.com <tim@allpermits.com>

Timothy A. Cypher, Centerville Township Zoning Administrator

re: Public Hearing Monday – August 29, 2022 – 6:30 p.m.

To the Zoning Administrator and the Planning Commission:

Since I will be unable to attend the Public Hearing noted above, as a Homeowner in Leelanau County less the two miles from the proposed development, I wish to submit comments to the Commission for review at the Public Hearing.

1. Leelanau is an nationally recognized area of pristine beauty, with plentiful areas for recreation, vacation, and outdoor activities, including a National Lakeshore, Leelanau Conservancy hiking trails and natural areas, lakes, waterways, hills, county parks, and existing campgrounds. There are already three (3) campgrounds on South Lake Leelanau alone. Leelanau Pines Campground has been a very good neighbor for a very long time.
2. Leelanau County annually draws ordinary families here by the hundreds to enjoy the simple, quiet pleasures of wholesome outdoor fun, family togetherness, and access to simple amenities like restaurants and wineries. The current facilities of the County never have trouble operating at maximum capacity during the vacation season. People like the fact that the County roads do not have billboards, flashing lights, fast-food restaurants, congestion, or high risk activities.
3. Leelanau County has already turned down similar applications for development of large marinas and housing areas on the waterfront such as the recent proposal for a new, large marina at The Narrows.
4. Expanding Leelanau Pines as the Northgate corporation proposes would at least double the size and scope of activities, vehicles, boats, traffic, that currently exist. This would increase demand on all public services, such as police, fire, EMT. It would render all public venues around the Campground less safe for hiking, biking, running, boating, kayaking, and all the other simple activities that are so appealing to ordinary people.
5. An expanded campground according to the drawings and websites of the company, would change the character of the area dramatically. Where in the County is anything like the “Yogi Bear – Jellystone” theme, with all its features and attractions that will turn the campground into a glitzy, up-scale, flashy, mega-attraction.
6. Some may believe that such a development will enrich the Township and the county. It will not. It will degrade it.
7. I strongly encourage the Planning Commission to decline a permit for the proposed development.

Sincerely yours,

Michael F. Hartings
8081 S. Rustic Dr.
Cedar, MI
49621

Subject: Yogi Bear Resort on #643

Date: Thursday, August 25, 2022 at 3:19:22 PM Eastern Daylight Time

From: Nancy Hartings <hartingsnancy@gmail.com>

To: tim@allpermits.com <tim@allpermits.com>

Dear SIR:

I am writing this brief letter to register with you my opposition to your permitting the renovation of Leelanau Pines Campground on Rt. 643. It's influence would be felt throughout the Leelanau peninsula in a very negative way. I have no objection to folks wanting the fun they could have at a Yogi Bear Park, but that is not what the Leelanau Peninsula is all about. People come there and live there to avoid the noise, congestion, people, traffic that such an enterprise would bring. Summer people as well as year round residents would be equally affected. We take pride in calling Leelanau a part of Paradise in that there are no traffic lights in the peninsula, no bill boards and no fast food restaurants, only folks who want a quiet place to live their hopes and dreams in conformity with the nature that has been groomed and cared for by generations of families who have made Leelanau their homes as well as those summer people who have vacationed there into the fourth generation. Please STOP this development and send them elsewhere with our best wishes.

Nancy Hartings
8081 S. Rustic Drive
Cedar, Michigan 49621

Sent from my iPad

Subject: RE: Campground Expansion

Date: Friday, August 19, 2022 at 9:42:32 AM Eastern Daylight Time

From: timjohnson@centurytel.net <timjohnson@centurytel.net>

To: 'James Schwantes' <centervillesupervisor@gmail.com>, 'Scott Myers' <scottmyers2010@gmail.com>

CC: 'Tim Cypher' <tim@allpermits.com>

Correspondence received. Thank-you for you input Scott, I will present it at the public hearing.

Tim Johnson

Chair, Centerville Township Planning Commission

From: James Schwantes <centervillesupervisor@gmail.com>

Sent: Friday, August 19, 2022 9:12 AM

To: Scott Myers <scottmyers2010@gmail.com>

Cc: Tim Johnson <timjohnson@centurytel.net>; Tim Cypher <tim@allpermits.com>

Subject: Re: Campground Expansion

Good morning Scott,

Thank you for providing your input on this. The hearing will be held by the township planning commission who have the job of reviewing and approving site plans if they comply with township ordinances. The zoning administrator manages the paperwork and process. I am forwarding your comments so they can be heard and be part of the record.

Tim C. and Tim J., please acknowledge receipt of this email.

Best regards,

Jim

On Fri, Aug 19, 2022 at 8:41 AM Scott Myers <scottmyers2010@gmail.com> wrote:

James

I wanted to contact you on the upcoming meeting on the 29th regarding the expansion of the Leelanau Pines Campground.

Unfortunately, my wife Paula & I are unable to attend as per another commitment, or we would definitely be there.

Its hard for me to comprehend how these new owners (Northgate) could request DOUBLing of the capacity of the park - 170 - 342 & ' expanding the marina' (with no # request at this time.)

This area of the lake at the campground is already a congested mess with boats rafted off, alcohol, loud music, etc every weekend. Its like a mini Torch Lake Fourth of July.

The folks that are adjacent to this property should not be subjected to this ' increase ' . This would be a negative impact on their quality of life & owning on the lake. We are fortunate to be several miles north of the campground, however we see the impact.

This claim of serving more people is simply to make more of a profit. The strain of more people on the lake is troubling.

People come here for the quiet & the beauty of the area,,, this expansion could turn the area into an amusement park.

Please consider this at the hearing.

Thanks

Scott Myers - Lake Leelanau
Centerville Township

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Jim Schwantes
Supervisor, Centerville Township
5001 S French Rd
Cedar, MI 49621
231-920-5204

Subject: Centerville Township Planning Commission Feedback

Date: Wednesday, August 24, 2022 at 9:53:03 PM Eastern Daylight Time

From: Nick Minnick <minnickn@hotmail.com>

To: Tim Cypher (tim@allpermits.com) <tim@allpermits.com>

Centerville Township Planning Commission
Timothy A. Cypher, Centerville Township Zoning Administrator

Per the public notice on the application from Northgate Leelanau Pines, LLC. regarding expansion of the facilities at Leelanau Pines Campground, and the request for public comments & concerns from the Planning Commission, as a nearby lake front property owner I wanted to provide my opinion on the proposed use. By doubling the number of campsites, and subsequently doubling the amount of traffic generated by the campground in both the surrounding area as well as on Lake Leelanau, the requested site expansion will dramatically change the surrounding community. The West side of South Lake Leelanau where the campground is located is largely a rural community, and the proposed significant increase in the scale of the campground will create an increase in summer traffic on the surrounding roads, as well as in nearby Cedar, that will place an unnecessary burden on local infrastructure while providing no benefit to residents in the surrounding community. I have concerns about the additional weekly vehicular traffic, noise and foot traffic generated by an incremental 172 campsites in this area, as the scale of the proposed additions equates to the creation of an additional large campground in the area.

Most concerning is the increase in traffic on the lake that will result from an additional 172 campsites, which will dramatically increase the number of boats, personal watercraft and canoes/kayaks on this section of the lake. We are already fighting a battle against Eurasian Watermilfoil in the lake, and the increase in boat traffic entering the lake at the campground will surely compound the problem. There is also no need for an additional marina in this section of the lake, with a marina already existing directly across the lake at Paradise Cove. Although no increases in the number of docks or slips have been formally proposed or requested yet, the increase in the number of campsites alone, and plans to build a large scale marina with a store and restaurant directly on the lake, will significantly increase traffic on this section of South Lake Leelanau. There is a very real concern that the additional traffic will create issues on this section of South Lake Leelanau similar to what has happened on Torch Lake and Glen Lake.

Thanks,
Nick Minnick
7337 S. Beach Front Steet
Cedar, MI 49621
(248) 345-5025

Subject: Proposed Yogi Bear Jellystone Park

Date: Friday, August 26, 2022 at 10:51:46 AM Eastern Daylight Time

From: Joan Birrell <joan3890@aol.com>

To: tim@allpermits.com <tim@allpermits.com>

We are owners of a cottage approximately 2 miles south of the proposed Yogi Bear Jellystone Park and we vehemently oppose the park.

To allow the park would drastically change the environment of the Leelanau Peninsula that people love so much. No longer would one be able to get the best blueberries from the Centennial farm across the road from the entrance to the park and simply leave the money in a basket. No longer would you be able to purchase fruits and vegetables and leave money on the honor system. No longer would we be able to sit on our porch and enjoy the peace and quiet of the surrounding area ,the lake, and watch the eagles fly.

We are certain that you have already heard about the toll the Jellystone Park would take on roads ,infrastructure,police, fire department etc.

Allowing the proposed park will devastate the Leelanau Peninsula that we know and love.

Edward and Joan Birrell

Sent from my iPad

Subject: Leelanau pines expansion

Date: Sunday, August 28, 2022 at 4:31:08 PM Eastern Daylight Time

From: Ronnie Jones <rjones2306@hotmail.com>

To: tim@allpermits.com <tim@allpermits.com>

Tim:

I've camped at Family friendly Leelanau Pines since my kids were teenagers. I'm now 86. And my parents and I both owned lakefront property in this safe, quiet, relaxing rural community. A theme park would totally destroy the family friendly atmosphere of this beautiful, rural Polish community.
Thanks for listening...

Ron Jones
Leelanau Rustic Resort

Sent from my iPad

Subject: Questions re Leelanau Pines re water

Date: Sunday, August 28, 2022 at 6:01:44 PM Eastern Daylight Time

From: Susan Wheadon <slwheadon@gmail.com>

To: tim@allpermits.com <tim@allpermits.com>

page 7 It looks like a a lot of hard scape near the water's edge of both the lake and the stream traverse the property. Will there be more impervious surface, structure, and buildings near the water.? If so, there is a chance that deep rooted vegetation could be removed there and that would cause environmental concerns. We need the deep rooted vegetation near our streams and lakes because it stabilizes the shoreline, helps with erosion, filters water, shades nearshore waters cooling them for fish, and provides fish and wildlife habitat. This is especially an issue with a changing climate. So are any shoreline or stream bank trees proposed to be moved? Are there hardened structures including pavement, asphalt, and buildings within 50 feet of the stream or lake? How would that align with the township's water's edge setback zoning standards.? What about storm water management.? How about wetlands.?

Will they be protected? 🙏

I'm hoping that our community will understand that with a world-wide water crisis we need to be careful to protect our water which essentially belongs to all of us.

Sent from my iPad



**Statement by the Lake Leelanau Lake Association
to Centerville Township Planning Commission
Regarding Proposed Expansion of Northgate Leelanau Pines
August 29, 2022**

We are here today as board members of the Lake Leelanau Lake Association (LLLA) and as representatives of the nearly 500 households in Leelanau County who are Association members. We have been dedicated to protecting and enhancing the quality and beauty of Lake Leelanau for more than 42 years.

The proposed expansion at Northgate Leelanau Pines is of great concern to our board and our members due to the expansion's potential adverse effects on Lake Leelanau's fragile ecosystem. We believe strongly that the Township's current Master Plan, which was developed with substantial participation by the citizens of Centerville Township and adopted by this Commission, should guide the Planning Commission's evaluation of this proposed project.

We have identified five areas of concern we would like to see addressed which relate to the protection of surface water, groundwater, habitat, and enjoyment of the resource. If future pre-construction analyses suggest that there will be adverse consequences from this project to these areas, the Lake Association will oppose the proposed expansion.

Areas of concern:

- 1. Increased Boat Traffic:** The doubled expansion of campsites from 170 to 455 will almost certainly result in a significant increase in the number of boats on the lake. The lake can only handle so many boats without adversely affecting the ecosystem, recreation, and boater safety. Boats disturb the sensitive shallow water habitat where fish spawn and invertebrates live. Leaking gas and oil and emissions from boats add to lake pollution. Finally, too many boats are a detriment to safety and create excessive noise that detracts from the enjoyment of this beautiful lake.

We ask that a Lake Carrying Capacity Study be performed to assure that the additional boat traffic will not degrade the lake ecosystem or jeopardize boater safety or riparian enjoyment of the lake.

- 2. Invasive Species:** Our Association is currently spending several hundred thousand dollars annually to combat the threat aquatic invasive species present to our lake. Increased boat traffic will significantly increase the risk of introduction and re-introduction of invasive species like Eurasian watermilfoil, which has severely compromised the beauty and recreational use of many lakes in Michigan specifically and across North America. We recommend that any Special Use Permit that may be granted require that every boat launched from the park be washed with a high-pressure water spray system staffed by trained personnel.

- 3. Development on the Shoreline:** The shoreline itself is a precious ecosystem that must be protected. The development of pools, stores, pavilions and parking on the beautiful shoreline of Lake Leelanau and along Rice Creek would be detrimental to the water quality and habitat of Lake Leelanau. These facilities add significant amounts of impervious surfaces which will carry sediment and

nutrients into the lake when it rains. At a minimum, the 40' setback requirement should be honored and the existing shoreline should be restored to natural conditions, including removal of the seawall, to minimize the impact of the large number of people on the property. This recommendation is consistent with EGLE's best management practices, as contained in their pre-application letter sent by EGLE on July 28, 2022.

4. **Impacts of Nutrients from the Sewage Lagoon:** The proposed plan does not address the consequences of the increased usage of the sewage lagoon to groundwater and surface water. There is no mention of upgrading the lagoon even though the usage will increase substantially. Hydrological studies of the potential impact of the expansion must be performed.
5. **Impacts to wetlands:** The property includes an endangered forested wetland which is of tremendous importance in the filtration and maintenance of the high quality of the water in Lake Leelanau's ecosystem. The construction of hiking trails will degrade the wetland, which must be avoided.

We ask that the 2014 Centerville Master Plan guide the Commission in its assessment of the proposed expansion plan. The document describes both groundwater and surface water as vital resources that are highly valued by the residents of the township and therefore need protection. The plan also states that the residents want to maintain the peaceful rural character and scenic beauty of the township. From the Association's perspective, the current plans for the proposed expansion of Northgate Leelanau Pines appear to be inconsistent with the goals outlined in the Master Plan.

Subject: Leelanau Indivisible re our PH

Date: Sunday, August 28, 2022 at 7:31:45 PM Eastern Daylight Time

From: timjohnson@centurytel.net <timjohnson@centurytel.net>

To: Dan Hubbell <dan@hubbelllawoffice.com>, Dana Boomer <dana_boomer@yahoo.com>, jamiedamm@gmail.com <jamiedamm@gmail.com>, Joe Mosher <joe.mosher@gmail.com>, Lindy Kellogg <lindykellogg@gmail.com>, 'Tim Cypher' <tim@allpermits.com>

Gosh, the communication re: this event is spreading wider than I thought it might....
Prepare for a full house.

See you tomorrow night.

Tim.

From: Jill Wellman <sarajwellman@gmail.com>

Sent: Sunday, August 28, 2022 6:01 AM

To: Jill Wellman <sarajwellman@gmail.com>

Cc: Jill Wellman <sarajwellman@gmail.com>

Subject: Leelanau Indivisible

Good Morning Indivisibles,

I wanted to share something before tomorrow in case anyone wants to attend the Centerville Township Planning Commission meeting on Monday night. As some of you may know Northgate Resorts has purchased Leelanau Pines campground located on the west side of south Lake Leelanau in Centerville Township. They have submitted plans to the Centerville Township Planning Commission to enlarge the campground, more than doubling the camping sites and adding many new features including swimming pools, mini golf, a store, and more. **There is concern about the size and scope of the project and its environmental impact on the lake.** The Centerville Township Planning Commission has scheduled a public hearing for Monday, August 29 beginning at 6:30 at the Centerville Township Hall (5001 S. French Road) to discuss this development. To see the plans submitted by the resort and details of the meeting go to [This link](#). This is the first step in the approval process, and public input is encouraged.

Enjoy the rest of your weekend.

Jill

Leelanau Indivisible

<https://www.leelanauindivisible.com>

Monday, August 29, 2022 at 14:23:45 Eastern Daylight Time

Subject: PH comment
Date: Monday, August 29, 2022 at 11:20:09 AM Eastern Daylight Time
From: timjohnson@centurytel.net <timjohnson@centurytel.net>
To: Dan Hubbell <dan@hubbelllawoffice.com>, Dana Boomer <dana_boomer@yahoo.com>, jamiedamm@gmail.com <jamiedamm@gmail.com>, Joe Mosher <joe.mosher@gmail.com>, Lindy Kellogg <lindykellogg@gmail.com>, 'Tim Cypher' <tim@allpermits.com>
CC: clerk.centerville@gmail.com <clerk.centerville@gmail.com>
Attachments: Centerville Twp Memo 8-29-22 (1).pdf

FYI....

From: Randall Karfonta <karfonta@leelanau.com>
Sent: Monday, August 29, 2022 11:09 AM
To: clerk.centerville@gmail.com; timjohnson@centurytel.net; dan@hubbellfarm.com
Subject:

re special meeting

I have attached my piece for the special meeting. I am injured and unlikely to attend.

I will try to leave hard copies at or in the building.

thank you
Randy

TO: Centerville Township Planning Commission
FROM: Randall Karfonta
RE: August 29, 2022 Meeting
Date: August 29, 2022

For over 40 years I have owned property in the Rice Creek watershed. More than 200 times a year I row at the south end of Lake Leelanau and thus have a viewpoint from the water.

I am a lawyer and a citizen scientist; I have taught water quality and wetlands for decades. I oppose the proposed destruction of habitat which would contribute toward the death of the Lake.

Dissolved Oxygen /Invasives/Dramatic Boat Traffic Increase. Plankton, benthic organisms and fish require oxygen for life. The proposal's very significant increase of marina boats and/or boats trailered into the trailer park will cause, among other things, a dramatic increase of invasive quagga mussels which have replaced the zebra mussel. The quagga mussels filter feed on phytoplankton. Phytoplankton is a microscopic plant-like organism that provides up to 85% of the world's oxygen. Phytoplankton energizes the aquatic food web through photosynthesis. Consumption of phytoplankton by quaggas cause the water to be nice and clear because the phytoplankton is gone and the energy from the sun moves to the bottom of the Lake where toxic algal blooms can develop. Instead of oxygen production you get toxic algal blooms that consume oxygen on the way to destroying habitat. Algal matting is already a significant problem in the Lake.

Destructive Runoff. The proposal including a baseball field will cause the roadway between the trailer site and Cedar to be inadequate given the severe hills and curves in the road. The dramatic increase of road traffic and/or widening of roads to accommodate this plan will substantially increase runoff into the Lake and Solon Swamp of oils, gas, grease, salt and metals, which often enter waterways and wetlands unnoticed via runoff. Toxic chemicals entering the watershed harm stream and lake life as well as put human health at risk.

Habitat Loss. Essentially, the effect of this plan will destroy animal and plant habitat moving toward collapsing the aquatic food web. The changes will destroy biodiversity in the Lake and wetlands. The health of the watershed is fragile and wide destruction is sure.

Solon Swamp. Road runoff and habitat destruction will attack this unique place. If you want a peaceful, beautiful place where you will probably be alone; if you want to see and hear songbirds, sandhill cranes, frogs, muskrats and other wildlife - this is for you.

I adopt, as if more fully restated herein, the following important references attached hereto:

Cornell University ebird Road Salt and Water Quality; New Hampshire Department of Environmental Services.

August 16, 2022 E. Pine Road recent birding visit; and

References Not Attached:

2019 Data Report for South Lake Leelanau, Leelanau County, Michigan Cooperating Lake Monitoring Program

2010 Lake Leelanau Watershed Protection Plan, Lake Association; Leelanau Conservancy

ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • www.des.nh.gov

WMB-4

2021

Road Salt and Water Quality

Snowfall in New Hampshire and the necessity to travel on roads require winter snow and ice management by the state, municipalities and the private sector. Deicing materials are often used in order to keep the public safe during these winter weather events. The most commonly used de-icing chemical is sodium chloride (NaCl), commonly known as road salt. Road salt is readily available, and it is easy to handle, store and spread. Its purpose is to reduce the adherence of snow and ice to the pavement, preventing the formation of hard pack. Once hard pack forms, it is difficult to remove by plowing alone.

In the United States from 2005-2009 an average of 23 million tons of salt were applied to our roads, parking lots, sidewalks and driveways each year.¹ Studies have shown that, in urbanized areas, about 95% of the chloride inputs to a watershed are from road and parking lot deicing. In four chloride impaired watersheds in the southern I-93 corridor of New Hampshire, road salt sources were 10% to 15% from state roads, 30% to 35% from municipal roads, and 45% to 50% from private roads and parking lots.

How Salt Works

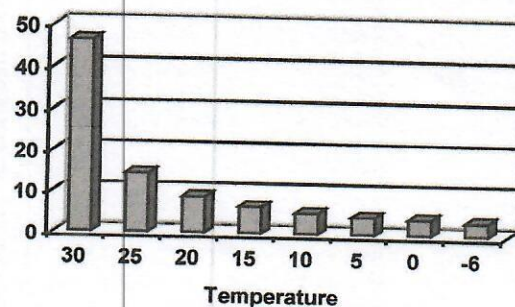
The first step in melting ice is to lower its freezing point. This is done through the formation of brine where salt crystals pull water molecules out of ice formation. Once the brine is formed, melting is greatly accelerated. The rate at which melting occurs is dependent on the temperature. Sodium chloride loses its effectiveness (has difficulty going into solution) when temperatures fall below 15° F. Applications below this temperature, even at high rates, will not result in significant snow or ice melting; therefore, it is critical to know the current and expected temperature range of the winter weather event.

What Happens to Salt in the Environment

The applied salt dissolves into 40% sodium ions (Na⁺) and 60% chloride ions (Cl⁻) in the melting snow and ice and make their way into our environment.

Chloride(Cl⁻): Chloride is highly soluble, very mobile, and its density allows for it to settle to the bottom of a waterbody. Chloride is toxic to aquatic life at levels above 230 mg/l, which is the state water quality standard. There is no natural process by which chlorides are broken down, metabolized or taken up by vegetation. In

Pounds of Ice Melted per Pound of Salt



Graph obtained from The Salt Institute FY03 Snow & Ice Fact #20

¹ U.S. Geological Survey, Mineral Commodity Summaries, January 2010

2008, New Hampshire listed 19 water bodies impaired by chloride; by 2016 that number increased to 46. Trends show that chloride levels continue to rise with increasing use of road salt. Although chloride does not pose a human health concern, it can affect the taste of drinking water.

Sodium (Na⁺): The transport of sodium in the environment is not as prominent as chloride due to ion exchange; however, this exchange can alter the soil chemistry by replacing and releasing nutrients such as calcium, magnesium and potassium into the groundwater and surface water. This can lead to increased nutrient concentrations and affect the ability of the water to buffer acid deposition impacting the aquatic environment. Contamination of sodium in drinking water is a concern for individuals restricted to low-sodium diets due to hypertension (high blood pressure). The USEPA has set an advisory limit for drinking water for public water systems at 20mg Na/L to assist doctors in making recommendations for those patients on a salt restricted diet.

Road Salt Additives: Additives to road salt like ferrocyanide, which is used as an anti-caking compound in large salt supplies, can have impacts on both the environment and human health due to cyanide ions being released by certain types of bacteria as well as from exposure to sunlight. The USEPA in 2003 added this compound to its list of toxic pollutants under section 307(a) of the Clean Water Act.

Road Salt Management Issues

For many road managers and parking lot maintainers the winter maintenance goal is to obtain bare and dry pavements at the earliest practical time following cessation of a storm for effective regular high-speed travel and pedestrian safety. Traffic, volume, speed and gradient are the primary factors in determining the level of winter maintenance service for state and municipal roads. Pedestrian travel along with slip and fall liability are the priority for landowners and private sector operators.

A road manager's duty entails awareness of the current and expected weather events, temperatures, equipment capabilities, de-icing chemical inventories, application rates, driving routes, as well as staffing availability for each winter storm event. Expectations from the driving public, property managers and customers along with balancing the environmental effects of de-icing chemicals makes the job of these managers challenging.

Another concern to road managers, property owners and to citizens is the damage and cost to infrastructure and vehicles associated with road salt use. Corrosion of concrete reinforcing rods in roads, bridges and parking garages along with the cost of corrosion protection practices for highways and the automobile industry cost a staggering \$16 billion to \$19 billion a year.² Road salt alternatives that help reduce the cost to infrastructure and limit the environmental impact are critical.

Best Management Practices

Following best management practices and recommendations can help in effective and efficient use of de-icing materials while reducing the impact and preserving the quality of our freshwaters.

Application of Road Salt

- Plow, shovel and blow the snow. Use mechanical means to remove snow, do not use salt or other de-icing chemical to "burn-off" snow and ice.
- Calibrate your equipment. Knowing your equipment is calibrated and the application rate is accurate will save chemical cost and will reduce the environmental impacts. Calibrate annually and keep a record in the vehicle for spreader settings.

² Adapted from Report of the Salt Use Subcommittee to the Commission on the Environment on Road Salt Use and Recommendations City of Madison, Wisconsin December 2006

CHECKLIST S117039531




Tue **16 Aug 2022** 9:05 AM

6001-6031 E Leelanau Pines Dr, Cedar US-MI 44.86502, -85.73145 

Leelanau County, Michigan, United States

Eve Waterman

Traveling Complete

 1  1 hr, 49 min  2.21 mi

 **19** Species observed

- 13 Mallard
- 1 Red-bellied Woodpecker
- 2 Downy Woodpecker
- 1 Hairy Woodpecker
- 2 Northern Flicker
- 1 Eastern Phoebe
- 2 Red-eyed Vireo
- 5 Blue Jay
- 3 Black-capped Chickadee
- 5 Tufted Titmouse
- 1 Red-breasted Nuthatch
- 2 Gray Catbird
- 2 American Robin
- 5 Cedar Waxwing
- 6 American Goldfinch
- 11 Common Grackle
- 2 Common Yellowthroat
Pair
- 1 American Redstart

Subject: public hearing August 29, 2022
Date: Monday, August 29, 2022 at 12:22:25 PM Eastern Daylight Time
From: Jim Grey <greyco@aol.com>
To: tim@allpermits.com <tim@allpermits.com>

Tim,

I own a cottage at the Leelanau's Rustic Resort, but I'm unable to attend tonight's meeting.

I'm opposed to the expansion of the Leelanau Pines Campground, mostly because of the following:

- 1) increased road traffic - you may need to widen the road, and put in a traffic light;
- 2) increased noise and air pollution;
- 3) decreased view of the natural scenery of the area, especially if they increase campsites in the open space closer to the road;
- 4) inadequate ingress and egress for expanded traffic, especially emergency vehicles;
- 5) we often walk along the road from our resort to the campground, and the extra traffic would make it dangerous to do so;
- 6) additional campsites means more water traffic, in addition to road traffic
- 7) since the new owners have previously built mega-developments, and this space is too small and confined in my opinion to do so, they should go elsewhere - like to the Grayling area.

I hope the meeting goes smoothly and everyone has their input.

Feel free to call me if you have any questions.

Jim Grey
Leelanau's Rustic Resort - Ottawa cottage
8131 S Rustic Dr
Cedar, MI 49621
cell: 248-739-9070

Subject: Leelanau Pines Campground Site Plan Comments
Date: Monday, August 29, 2022 at 4:53:11 PM Eastern Daylight Time
From: D Morgan <itsdmorgan@gmail.com>
To: tim@allpermits.com <tim@allpermits.com>
Attachments: Leelanau Pines Campground Public Commenst 20220829.pdf

Dear Centerville Township Zoning Administrator,

Please accept the attached comments regarding the Leelanau Pines Campground expansion.

Sincerely,

Dave Morgan
6891 S. Glazier Beach Drive
Cedar, MI 49621
231-228-5544
itsdmorgan@gmail.com

width= Virus-free www.avast.com

August 29, 2022

Centerville Township Zoning Administrator,
PO Box 226,
Lake Leelanau, MI 49653

via email: tim@allpermits.com

Dear Centerville Township Zoning Administrator,

Thank you for the opportunity to comment on the Leelanau Pines Campground (LPC) expansion site plan. My name is Dave Morgan and my family has owned property on Glazier Beach north of the LPC since the 1970s. I am requesting Centerville Township consider the township Master Plan in reviewing the site plan application and accept the following comments on the proposed expansion:

1. Marina (Master Plan Section 6.2)

The applicant is proposing infrastructure for a marina store, shoreline marina patio and deck, and an improved boat launch with a presumption that a permit will be approved for an expanded marina. The expansion of a marina and supporting infrastructure would add additional boat congestion to the lake not only in front of the LPC but to shoreline areas to the north and south of the LPC within the township. Many of the existing boat slips at the LPC are for seasonal use where boats are docked all summer long. This provides some level of capping of boat traffic. The addition of transient boat slips could exponentially increase the amount of boat traffic well beyond that which actually occurs with the existing marina.

The Centerville Township Planning Commission should not consider approving the site plan until all required permits have been approved by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the township Master Plan has been met.

2. Resource protection (Master Plan Section 3.63, 3.8, 7.2.3)

The additional boat traffic in and out of a larger marina could have a detrimental impact to the natural vegetation and wildlife habitat on the shoreline, especially the area to the north of the existing boat launch which is undeveloped. Water quality would also be impacted with an increased likelihood of contaminants such as spilled fuel, trash and other debris which would have a negative impact on the water quality in a very concentrated area.

The increased number of boats will increase the chances of spreading invasive species. The transient nature of boaters coming and going from different parts of the state and nation increase the risk of introducing more and additional types of invasive species to Lake Leelanau. Eurasian water milfoil is one example where the movement of boats from waterbody to waterbody is creating a problem in Lake Leelanau.

3. Landscaping and rural character (Master Plan 6.1, 7.1, 7.2.1)

Currently the LPC commercial operations are hidden behind a dense number of trees and vegetation and the front entry sign is all that currently indicates the commercial operation of the LPC. The natural concealment of the commercial operations contributes to the scenic character of the area. The addition of a check-in building, parking spaces, camper row, maintenance building and other infrastructure would drastically affect the scenic and rural character by creating a commercialized look and feel to the property. The site plan does not provide for sufficient screening and buffering to meet the objectives of the master plan. It is recommended that additional tree plantings be made that would

more completely shield the commercial, support and camping activities from the South Lake Shore Drive either approaching LPC from the south or approaching from the north. Additional buffering and screening including tree plantings should be required.

In addition to the scenic view observed from township roadways, the Township should also consider how the LPC expansion would affect the scenic view and character from the lake. The site plan does not address how the trees and vegetation would be incorporated on the lakeside to preserve the scenic quality in the Township. The view from the lake should be considered equally. The Township Planning Commission should ensure that natural screening or buffering be implemented between the shoreline and any commercial operation to preserve the shoreline view.

4. Density and Traffic (Master Plan Section 7.2.1)

A traffic study should be conducted for vehicles driving between Cedar and the LPC on South Lake Shore Drive. This traffic study should be conducted during peak tourist activity in July and August.

For decades, the LPC has had many campsites that were seasonal in nature, which limited the amount of daily turnover. The proposed 455 campsites would significantly increase the transient nature of campsites thereby increasing the volume of vehicle traffic in and out of the LPC on a daily basis.

5. Wetlands

The applicant has not addressed how the forested wetlands on the currently undeveloped part of the property would be impacted. It is likely that fill would be needed to create and level campsites. The forested wetlands adjacent to the Lake Leelanau shoreline should be preserved. Again, the Centerville Township Planning Commission should not consider approving the site plan until all required permits have been approved by EGLE.

6. Waste Management

The applicant has not addressed how the existing lagoon wastewater system would accommodate more than two and a half times more campers. This massive increase in users will likely result in the need for additional waste handling capabilities. It seems that this could also have an impact on groundwater resources and should have a thorough review by the appropriate regulatory agency.

Since the proposed expansion at the LPC would be one of the largest RV/campgrounds in Leelanau County and the Grand Traverse region, it is important that Centerville Township takes a careful and deliberate evaluation and approval process to ensure that the scenic character and natural resources that Centerville Township residents value are not negatively impacted by the proposal.

Sincerely,

Dave Morgan
6891 S. Glazier Beach Drive
Cedar, MI 49621
231-228-5544
itsdmorgan@gmail.com

Subject: Leelanau Pines Expansion

Date: Monday, August 29, 2022 at 5:23:12 PM Eastern Daylight Time

From: Sam Fessenden <samfessenden2016@gmail.com>

To: tim@allpermits.com <tim@allpermits.com>

Hello Tim! I hope this message finds you well. I am an owner at Leelanau's Rustic Resort in Cedar. I've been following the developments regarding the Leelanau Pines expansion and have some serious concerns.

As a member of the board here at LRRRA, I send out Engagement Surveys to our guest from the past season. In these surveys, I ask many questions trying to keep my finger on the pulse of our owners and guests. The majority of our guests are long term visitors to the peninsula and their input is quite valuable when considering how the general public values this surrounding area.

I'm a pretty progressive guy but the guests are quite conservative and their simple goals when visiting the peninsula are 1) Enjoy Nature, 2) Achieve peace and quiet and 3) enjoy safe access to Lake Leelanau.

With the potential of adding an additional 170 (That is a ton!) RV / camping spots in such close proximity to us and our neighbors, I believe it may change the culture of our neck of the woods and potentially the entire lake. Larger amounts of boats / wakes to contend with. More traffic on the roads, potential environmental impacts, etc.

This is a great place because it's calm and beautiful. You start adding more and more consumers of the limited natural resources the peninsula has to offer, the overall value of the experience will be diminished.

Thanks for listening,

Sam

Public Comment – Northgate/Leelanau Pines Special Use Permit Application Public Hearing, August 29, 2022

My name is Kama Ross. I am the retired District Forester for the Leelanau, Benzie and Grand Traverse Conservation Districts, a Centerville Township resident, non-voting member of the Lake Leelanau Lake Association, avid camper, kayaker and I fish the inland lakes. I am also a candidate for District 5 Leelanau County Commissioner.

I welcome the new owners, Northgate Leelanau Pines LLC to our community and I speak tonight to share that I and many in this township are happy to have new interest in helping improve a township campground for visitors to enjoy more fully. As a forester and natural resources educator for my entire career, I will be following your permitting journey closely. I will be asking a lot questions of the government agencies issuing permits and your company to ensure that the proposed growth and expansion of the property does not risk the long-term sustainability of the fragile watershed and lakefront ecosystem and that it follows the goals of the 2014 Centerville Master Plan.

The proposed expansion site needs to retain deep-rooted natural vegetation to best protect the integrity of the shoreline and provide the ecosystem benefits nature intended. There are a lot of dense tailer sites already there. Increasing that by 275 campsites along our lakeshore site is unthinkable to me. The existing tree cover, mixed lowland conifer forests and many white and red pine planted by past owners 80 plus years ago, will have to be removed -but we need them. Forests for Fish, the trees filter water, retain sediments, provide habitat for insects and all wildlife including the fish in the lake— everything is connected. I recently joined the Lake Leelanau Lake Association scuba dive team while they were monitoring their Eurasian milfoil treatment program. Adding that many more campers with boats will undoubtedly stress our efforts beyond what is physically possible. It will be difficult to maintain control over this invasive species let alone the next ones we know are coming.

As one who camps throughout the country, kayaks and fishes our inland lakes, it my stewardship responsibility to hold this process accountable. Conservative growth that maintains the healthy environment that we are trying to preserve for future generations is possible if we work together, listen to each other's concerns and creatively and collaboratively build a better campground along beautiful Lake Leelanau.

Thank you.

Subject: Comments - Northgate Leelanau Pines Application
Date: Monday, August 29, 2022 at 8:00:00 AM Eastern Daylight Time
From: Wayne Swallow <leelanaubound@gmail.com>
To: Tim Cypher <tim@allpermits.com>
Attachments: Northgate Comments.pdf

SPORZ OVER-6 PC.

Dear Mr. Cypher,

Attached are my comments regarding the referenced application. If I am able I will attend the hearing this evening and provide them in person.

Best regards,

Wayne Swallow
231-649-2087

8071 South Lake Shore Drive
Cedar, MI 49621
August 29, 2022
Leelanaubound@gmail.com

Timothy A. Cypher
Centerville Township Zoning Administrator,
PO Box 226, Lake Leelanau, MI 49653;
email tim@allpermits.com

Dear Mr. Cypher:

I am providing written comments on Northgate Leelanau Pines expansion proposal and hope to attend the public meeting to deliver them in person.

This proposed development is ill advised for the Lake Leelanau shoreline. It will increase boat traffic that will negatively impact the ecology and safety of the lake, increase vehicular traffic that will accelerate road degradation, and negatively impact the large wetland on site. With a doubling of RV sites, one might think the wastewater lagoon would be expanded, but no mention is made of this. The Benzie/Leelanau County Board of Heath should assess the plans.

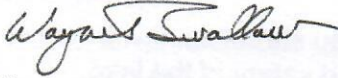
Beyond these negative impacts, I would like to focus on the proposed expansion's inconsistency with Centerville Township's master plan and Zoning Ordinance in at least two ways and the application's lack of responsiveness to wetland issues.

1. Northgate expansion plans plainly violate the goals of Centerville Township's master plan in Section 8.4 (Zoning Plan). The plan for Commercial Resorts states that: "This district encompasses two long standing Lake Leelanau resorts. **The Plan does not anticipate expansion of these uses or this district.**" I would hope that the Planning Commission would not approve a site plan that is in direct conflict with its own goals. This statement is important because Michigan law required townships to explain future land use in context with current zoning.
2. Section 7.2.1 of the Master Plan states that the land use goal is to retain the township's rural and scenic character. Northgate is planning an extensive water recreation area. Look at the photographs 1-4 below from Northgate's promotional videos. Planning Commission members ask yourself; do you honestly believe that this development will preserve the rural and scenic character of Centerville Township? Beyond the rural character issue the noise emanating from such a facility will certainly be unwelcomed by surrounding neighbors especially on calm days. The noise will also negatively impact the wildlife in the wetlands.
3. Finally, a substantial portion of shoreline is classified as wetlands (Photo 5). A boardwalk is planned across the length of the wetlands. The RV sites if not located in the wetland certainly will impact it. Section 13.1 O of the Centerville

Zoning Ordinance prohibits any site plan approval without providing the Planning Commission with any required wetlands permit. A wetlands permit will be required and is not mentioned in the application. The Planning Commission should require the applicant to conduct a wetlands inventory as well as apply for a wetlands permit.

I look forward to following your work on this application. The inconsistencies with your master plan and ordinances, and input from Centerville residents will demonstrate that this project will destroy the charm and rural character of Centerville Township. I hope that you will decide to deny the application considering the evidence you receive. Thank you for this chance to submit comments.

Best Regards,



Wayne Swallow

Photo 5 Wetlands in Proximity to Northgate Leelanau Pines Development

This National Wetlands Inventory Map shows the wetlands on site, The proposed expansion plans on Northgate Leelanau Pines has the boardwalk crossing the wetland. The RV sites if not on the wetlands certainly infringe on them. Centerville Master Plan requires that a wetlands permit be obtained, and none is mentioned.



Photo 1



Photo 3

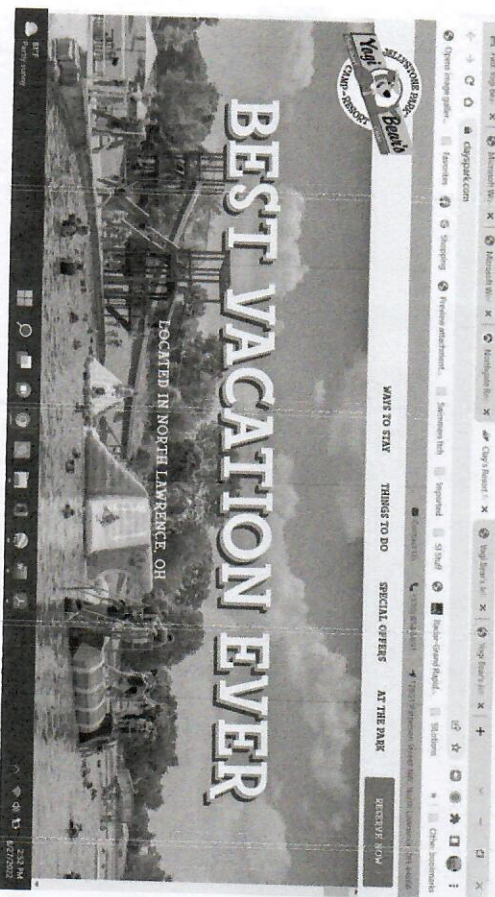


Photo 2



Photo 4



8071 South Lake Shore Drive
Cedar, MI 49621
August 29, 2022
Leelanaubound@gmail.com

Timothy A. Cypher
Centerville Township Zoning Administrator,
PO Box 226, Lake Leelanau, MI 49653;
email tim@allpermits.com

Dear Mr. Cypher:

These comments are to supplement my comments submitted about 8:00 am this morning. I have looked at the staff's finding of fact regarding the Northgate Leelanau Pines site plan. While the text identifies relevant (and significant) portions of the Master Plan, it does not include them in its findings. The findings relate only to procedural type requirements.

The important "Facts" in this application is whether the application is consistent with provisions of Centerville's Master Plan. I have extracted two relevant passages of the Zoning Ordinance below. These provisions are not included in staff's findings which should be revised to include these provisions in the ordinance. This application falls far short of meeting the words and "spirit" of the Centerville Master Plan.

Section 13.1 Requirements for Site Plan

Site Plan Review and approval of all development proposals listed below is required by the provisions of this Section. All single family residential developments are exempt from site plan review, except as noted in A below. The intent of this Section is to provide for consultation and cooperation between the developer and the Planning Commission so that both parties might realize maximum utilization of land and minimum adverse effects upon the surrounding land uses consistent with the requirements and purposes of this Ordinance. One or more provisions of this Section may be waived by the Planning Commission if, in the opinion of the Planning Commission, those provisions are not applicable to the proposed development. **Through the application of the following provisions, the attainment of the aims of the Centerville Township Master Plan will be assured and the Township will develop in an orderly fashion**

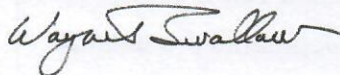
ARTICLE XIV STANDARDS FOR OPEN SPACE PRESERVATION

Section 14.1 Intent:

It is the intent of this Article to establish and implement the goals of the Centerville Township Comprehensive Master Plan, which, in part, directs the Township to provide for Articles to “retain the township rural and scenic character (page 7-2)” and “to protect our natural resources(page 7-4).” This Article intends to provide incentives to developers to design projects in such a way as to help the Township achieve its stated objectives of preserving agriculturally productive land, protect and preserve the natural environment and site housing in a manner that preserves the rural views of the neighborhood. This article recognizes the need to balance the growth of the population with the goals and objectives cited above. This balance is integral to meeting the Comprehensive Plan goal “to promote a future for the township that is environmentally, socially, and economically resilient (page 7-1).” This Article incorporates density bonuses for developers whose Site Plans support these agricultural and environmental objectives.

Thank you for this opportunity to comment.

Best regards,



Wayne Swallow

SPOKE DURING PUB. COMM

Subject: Letter regarding Leelanau Pines
Date: Friday, August 26, 2022 at 3:21:20 PM Eastern Daylight Time
From: batyd@comcast.net <batyd@comcast.net>
To: 'Cypher, Tim' <tim@allpermits.com>
CC: timjohnson@centurytel.net <timjohnson@centurytel.net>, joe.mosher@gmail.com <joe.mosher@gmail.com>, dan@hubbellfarm.com <dan@hubbellfarm.com>, jamiedamm@gmail.com <jamiedamm@gmail.com>, schaubron@yahoo.com <schaubron@yahoo.com>, jamie.damm@oracle.com <jamie.damm@oracle.com>, dborton513@gmail.com <dborton513@gmail.com>, psoutaslittle@co.leelanau.mi.us <psoutaslittle@co.leelanau.mi.us>, Cedarhavencot@Hotmail.com <Cedarhavencot@Hotmail.com>, 'Schwantes, Jim' <sweetersongfarm@gmail.com>, lkellogg@leelanauconservancy.org <lkellogg@leelanauconservancy.org>, tom@thomashiatt.com <tom@thomashiatt.com>, kbirney@leelanauconservancy.org <kbirney@leelanauconservancy.org>, jwysor@aol.com <jwysor@aol.com>, obe3@chartermi.net <obe3@chartermi.net>, jjpopa@charter.net <jjpopa@charter.net>, green@indiana.edu <green@indiana.edu>, radema43@gmail.com <radema43@gmail.com>, gotschall2002@aol.com <gotschall2002@aol.com>, bkobberstad@gmail.com <bkobberstad@gmail.com>, hughnbetty@gmail.com <hughnbetty@gmail.com>, nanook551@gmail.com <nanook551@gmail.com>, g.prewitt2012@gmail.com <g.prewitt2012@gmail.com>, paineless54@gmail.com <paineless54@gmail.com>, dianepelak@flexchecks.com <dianepelak@flexchecks.com>, andy@dreamkitchenandbath.com <andy@dreamkitchenandbath.com>, dlvandyke@outlook.com <dlvandyke@outlook.com>, brprice11@gmail.com <brprice11@gmail.com>, steve.lindo@gmail.com <steve.lindo@gmail.com>

Attachments: Letter re Leelanau Pines _000002.pdf

Mr. Cypher:

Pursuant to the public notice soliciting written comments on the application to expand the campground, attached is a letter for your review and dissemination as appropriate.

I am also sending this letter to (a) some Township and County Officials I have identified who may be key parties in the evaluation of, and decision making process involving, the request for approval of the dramatic, material expansion of the Leelanau Pines campground, and (b) officers and directors of the Lake Leelanau Lake Association and others who have an interest in this matter.

If time permits, I would like to address some of the items in the letter at the public hearing.

Thank you.

Donald F. Baty, Jr.
Anne K. Baty
2471 South Lake Shore

Lake Leelanau, MI
batyd@comcast.net

Cell: 313-330-5386

Lake Leelanau: 231-256-7534

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Donald F. Baty, Jr.
2471 South Lake Shore, Lake Leelanau, Michigan 48963
Mobile: (313) 330-5386
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August 26, 2021

Via email

Timothy Cypher
P.O. Box 226
Lake Leelanau, MI 49653

Re: Expansion of the Leelanau Pines Campground

Dear Mr. Cypher:

My wife and I have owned our property in Centerville Township on Lake Leelanau since 2003 and also rented property on the lake for several years before that. We completed building our vacation home in 2004, our family uses our home frequently and we hope to become "snowbird" residents in the near future. Thus, we have a strong and justified interest in development in our township and the use of Lake Leelanau.¹

We object to Northgate Leelanau Pines, LLC's (the "Developer")² request/application (the "Application") to expand the number of sites at, and make certain other changes to, the Leelanau Pines campground. We believe the request to expand the Leelanau Pines Campground must be rejected (i) under the Centerville Township Zoning Ordinance ("Zoning Ordinance"), (ii) under the Centerville Township August 2014 Master Plan ("the Master Plan"), (iii) because it is not in the best interest of the health, safety and general welfare of the Township and County, (iv) it is inconsistent with resident wishes and sound land use planning, including those memorialized in the Leelanau County General Plan ("General Plan"), and (v) any claims of benefit to the local economy cannot outweigh the irreparable harm to the Township and surrounding area by allowing the creation of the largest campground in Leelanau County and surrounding counties and one of the largest campgrounds in Michigan.

Although we object to any proposed improvements or additions to the campground that (i) are not authorized or prohibited by the Zoning Ordinance or (ii) would otherwise negatively impact

¹ Although I am an attorney and while I believe my legal and ordinance analysis is correct, I am not an expert in zoning law, and I must defer to you, the Planning Commission and other experts on such matters if my interpretation and research is in error. But as to public policy and public impact matters, as a long-term seasonal resident, taxpayer and a user of Lake Leelanau, I believe my opinions and views are relevant and should be considered.

² Capitalized terms not defined in this letter have the meanings given in the Zoning Ordinance.

the Township and county³, our primary objection is to the significant and very consequential increase in the number of campground sites.

Our secondary, but likewise material, objection is the fact that the Developer's other campgrounds are, in part, mini theme parks and we fear that Leelanau Pines would be no different. See the Developer's website, <https://www.northgateresorts.com/home/>. Allowing some of the proposed improvements, provided they are a sufficient distance from the lake front and do not impact the environment, may be acceptable (swimming pools, athletic fields/courts, and amenities for children), and those parts of the Application are not objectionable unless they materially impact the quiet lakefront that exists now or are so close to the lakefront that they could cause environmental damage. A very careful review of, and perhaps limitation of, the proposed improvements, and stringent prohibitions on other or future improvements, is essential to ensure that the improvements and additions to the campground will not irreparably impair the character of the lake front, the township or our important natural resources.

The proposed expansion is very significant

Before addressing the substance of the Application and the basis for our objections, there are some very important facts⁴ to keep in mind about the requested addition of 172 sites and approval for 113 future sites:

1. Leelanau Pines and Lake Leelanau RV Resort are the only campgrounds on Lake Leelanau.
2. These campgrounds combined already have approximately 368 campsites, making the existing aggregate number of sites on Lake Leelanau among the highest in the state for inland lakes comparable in the size of Lake Leelanau.
3. These two campgrounds in Centerville Township already represent approximately half of total campground sites in the county and the number one and two campgrounds in the County in terms of sites. If the Application is approved, Leelanau Pines alone would have in the near term almost 40% of total sites in the County (without the requested 113 future sites), and over 50% of all sites in the county if the future sites are included. If both campgrounds in Centerville Township are considered, with the requested 285 additional sites, Centerville Township would have almost two-thirds of all campsites in Leelanau County.

³ The marina store and miniature golf course, if open to the public, appear to be uses not permitted in a Commercial Resort District, even by Special Approval. This can be compared to Recreation Districts where golf courses and retail/recreational establishments appear to be permitted uses by right or with Special Approval.

⁴ The data used for the information below is based on Internet searches and not from compiled official data (that could not be located). If it is not 100% accurate, I believe the data I use is materially correct and any variances would not change the conclusions.

4. If the Application is approved, Leelanau Pines would be the largest campground in Leelanau, Benzie, Grand Traverse, and Antrim counties in terms of total campsites. In fact, with 455 sites (170 existing+172 new+113 future), Leelanau Pines would be one of the largest campgrounds in the entire State of Michigan based on number of sites.
5. To put the number of sites requested in the Application into perspective, the following are the number of sites at campgrounds in Leelanau County and other popular campgrounds in the area and the state:

Leelanau County

- Leelanau State Park – 51
- Wild Cherry RV Resort – 76
- Indigo Bluffs – 119
- Empire Township Campground – 60
- D.H. Day State Park – 87
- Aghostatown Landing (Omena) – 5
- Lake Leelanau RV Resort – 196
- Leelanau Pines – 170 existing, 455 proposed

Grand Traverse County (not a complete list, just the largest)

- Traverse City State Park - 343
- Traverse Bay RV Resort – 217
- Holiday Park Campground (Silver Lake) - 215

Other Areas in Michigan (sample of Northern Michigan campgrounds)

- Burt Lake State Park – 306
- Young State Park – 240
- North Higgins Lake State Park – 174
- South Higgins Lake State Park - 400
- Otsego Lake State Park – 155
- Lake Mitchell State Park – 221
- Petoskey State Park – 176
- Indian River State Park – 150

6. Of the campgrounds noted above that are on inland lakes, many are on or connected to inland lakes larger than South Lake Leelanau, and from a cursory review of campground maps, it appears that they all have a much lower campsite-to-lakefront frontage ratios than Leelanau Pines would have with the additional sites. For example, South Higgins Lake, the largest campground in Northern Michigan, has 400 campsites and a mile of shoreline, much of which, unlike the proposed expanded Leelanau Pines campground, has been left in a near virgin state with no development.

Process for Evaluating the Application

Although sometimes colloquially referred to as a resort, the Leelanau Pines campground is not the type of resort contemplated as a use permitted by right in a Commercial Resort District⁵. Thus, the Application is seeking either approval for a significant, material expansion of a “grandfathered” Non-Conforming Use of the campground property or approval of a 165% expansion of the campground that was previously permitted via a special approval or similar process (“Special Approval”). See Zoning Ordinance, Article VI, Sections 6.1 and 6.2.

If Leelanau Pines is a grandfathered Non-Conforming Use, applicable law and general public policy permit only immaterial changes or expansions of the uses or size permitted by the grandfathering provision of a zoning ordinance unless the expansion or change is specifically approved by the applicable planning authorities after a public hearing, similar to the process used for Special Approvals. See also the Zoning Ordinance, Section 11.5 (enlarging or extending a grandfathered Non-Conforming Use requires approval of the Zoning Board of Appeals). Material enlargements or expansions of non-conforming uses under the grandfathering doctrine or similar ordinances such as Section 11.5 of the Township Zoning Ordinance are and should be disfavored because they are unfair to others who start developments after adoption the ordinances and are thus required to comply with the zoning ordinances.

Because the Planning Commission (or Zoning Board of Appeals if the Application is treated as an expansion of a grandfathered Non-Conforming Use) is being asked to utilize its discretionary authority in connection with a Special Approval, the Planning Commission is required to seek public input of impacted landowners and the community as a whole in the decision-making process and otherwise determine what is in the best interests of both present and future residents of the Township and greater community. See “*Purpose*” on page 6 of the Zoning Ordinance and the definition of *Special Land Uses Permitted by Special Approval*. In this context in exercising their discretion, governmental authorities like the Planning Commission must act after due consideration of all reasonably available relevant information and data, input from the public and experts, including from the greater Leelanau County community and townships with frontage on Lake Leelanau, and most importantly, the Master Plan and the General Plan. Multiple Michigan Courts have held, and the state enabling act provides,⁶ that township master plans and county general plans are both relevant and very important resources, and their very purpose is to serve to “guide and accomplish” development decisions. See MCL 125.387(2). The significant weight to be given to community master and general plans is because they are a codification and memorialization of the wishes of the public and the considered judgment of township and county planners based on a balancing economic and other relevant, important and lawful goals and objectives.

⁵ The campground is not a “single or multiple unit dwelling intended for rental,” the description used in Section 6.1(B).

⁶ Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3801 through 125.3883.

The introduction to the Master Plan outlines overriding principles for consideration by the Planning Commission, including the fact that it is intended to be a comprehensive guidelines for governmental decision making:

This plan describes in a comprehensive and careful manner the current land use patterns of Centerville Township, the changes that are taking place, and the means to manage these patterns of change so that the future of Centerville Township reflects the desires and goals of the residents of the township. The plan provides long range comprehensive guidelines for public and private decision making (emphasis added).

The Leelanau County's General Plan, which is certainly relevant because the entirety of Leelanau County is part of the 'greater community' that will be impacted, contains similar guiding principles. The introduction to the General Plan focuses on a balancing of multiple interests, with the primary focus on the unique character of the county and its environmental quality, and provides that economic considerations must not be used to override these other relevant goals and objectives:

It is the principal goal of the Leelanau General Plan to establish a strategy for guiding growth that protects and, where possible, enhances the unique character of life on the peninsula. To that end, the General Plan focuses on balancing environmental protection, energy efficiency and renewable energy, resource management, and economic development so as to provide a foundation for a suitable economy that permits long term prosperity for all present and future Leelanau County residents. The balance so achieved should not sacrifice environmental quality when reasonable and prudent development alternatives exist. This plan recognizes that a healthy economy depends on a healthy environment. Achievement of this goal [a healthy environment] means protecting the integrity of the land base for use by present generations without unnecessarily compromising the options of future generations.

Analysis

Expansion of the Leelanau Pines must not be allowed for among other reasons, the following:

1. Expansion is inconsistent with the Master Plan and General Plan. While the Master Plan indicates that the two campgrounds in Centerville Township "are thriving and contribute to our tourism economy" and that "[t]heir uses should continue to be supported through this district . . . those uses allowed under this designation should be reviewed to assure they are compatible with the goals of the township master plan" (emphasis added). Master Plan, Section 8.3.2.

Section 8.3.2 of the Master Plan should not be read in isolation. Section 8.4 of the plan provides "[t]he Plan does not anticipate expansion of these uses [by Leelanau Pines and Lake Leelanau RV Resort] or this district [the Commercial Resort District]" (emphasis added). The Master Plan also contains multiple references to

protecting natural resources and the environment and preserving the special character of the township. These are some of the "*goals of the township master plan*" that are referred to in Section 8.3.2. Certainly, the 165% increase in sites and adding many amenities is an expansion of both the uses and activity within the Commercial Resort District. Had significant and material expansion of the two campgrounds/RV parks been contemplated as a desirable or appropriate goal, undoubtedly those facts would have been included in the Master Plan and the reference to "supported" in Section 8.3.2 would have included a term like "and expanded" or "and grown."

The General Plan too would not be honored if the Application is granted. The only possible positive effect of the dramatic increase in the capacity of Leelanau Pines is economic impact. But allowing economics to outweigh other considerations would be in direct violation of the guiding principles of the General Plan, namely that economic considerations cannot control over the goals of "*protecting the integrity of the land base for use by present generations without unnecessarily compromising the options of future generations.*" Allowing the explosive growth and activity at Leelanau Pines would forever compromise options for future generations and destroy the integrity of the land base in Centerville Township and the greater Leelanau community.

2. Expansion will necessarily change the character of the Township and South Lake Leelanau. Preserving the character of a township is one of the primary and perhaps single most important and legally approved parts of any master plan. MCL Section 125.3805(2)(b). And preserving the unique and special character of the Township is specifically referenced in or the basis for many other parts of the Master Plan. Therefore the Planning Commission must consider the impact on the character of the Township by allowing the creation of the largest campground in the surrounding four county area and one of the largest campgrounds in Michigan.

Centerville Township and Leelanau County are known for their bucolic, agricultural, quiet and unspoiled character. The General Plan even refers to County as a "water wonderland" stressing the importance of our lakes. This unique character is what draws many people to visit the county or purchase property and become permanent or part time resident. Like many of the owners of Lake Leelanau property, we acquired our property in large part because it was on a quiet lake with little in the way of commercial businesses, large resorts, campgrounds, Trailer Parks and RV Parks on the lake front that contribute large numbers of users of the lake and surrounding area. This is contrasted with many other lakes in Northern Michigan that have significant commercial activities, and large resorts, Campgrounds, Trailer Parks and RV Parks on the lake front that as a direct result are materially busier, louder and more congested than Lake Leelanau.

Increases in the number of campsites logically means that traffic through the Township and County will increase and the number of people using Lake Leelanau

and Township and County services and amenities will increase. And significantly and materially increasing human activity will have an impact on the character of the Township and Lake Leelanau.

To highlight the magnitude of the increases, with a conservative assumption of only a 75% site occupancy rate (the percentage of sites occupied at any time)⁷ in the summer months, adding 285 sites to Leelanau Pines (172 now and 113 in the future) will mean the addition of over 200 cars, trucks and RV's traversing the Township and county in the summer. Likewise, while also a conservative estimate given that the expanded and improved Leelanau Pines is focused on attracting families, assuming only three people per family and a 75% site occupancy rate, during the prime summer months, granting the Application would add approximately 641 people using the campground and Township and County resources (285 new sites, 3 people per site and a 75% occupancy rate) at any time. All of these increases in activity are very significant and would indelibly change the Township and surrounding areas.

As to Lake Leelanau boating and other watercraft and people using the lake for recreation, including fishing, even with no increase in boat wells, given the two boat launches in the campground and the fact that visitors can and do use boats, kayaks and canoes on the lake without overnight docking in a boat well, the increase in campsites and people using the campground will necessarily increase the usage of Lake Leelanau with the concomitant human activity, watercraft traffic and fishing on Lake Leelanau⁸. While it is difficult to estimate actual increases in use of Lake Leelanau because I do not know what percentage of campers use the lake and how often, with an estimated additional 641 people at the campground at any time in the summer, undoubtedly the increase will be material. The importance of, and need to protect, water resources in the Township to ensure their quality is specifically addressed in Section 3.63 of the Master Plan⁹. In fact, the Master Plan states that "[o]ne of the most valuable resources of Centerville Township is [surface] water." Master Plan, Section 3.6.

7. Expansion will likely have a negative environmental impact. Also very concerning is the fact that Leelanau Pines is located in or very close to the environmentally

⁷ Presumably the Developer, a large owner and operator of campgrounds in the U.S., would not seek to increase the number of sites at Leelanau Pines so dramatically if it did not believe it could fill those sites. Thus, a 75% occupancy rate at key times is probably too low and the negative impact is materially understated in my analysis.

⁸ More boat usage also means heightened issues about Eurasian milfoil, even if boat washing stations are added at Leelanau Pines, because boat washing stations improve, but do not eliminate, the problem of continued contamination from boats that are used solely on Lake Leelanau.

⁹ The Michigan Supreme Court has recognized that townships have broad powers to control use of inland lakes because of the unique factors that impact lakes such as number of boat users and the amount of fishing. *Miller v. Fabius Township Board*, 366 Mich. 250 (1962).

sensitive and valuable south end of South Lake Leelanau, with its large wetlands and the Cedar Nature Preserve that are habitats for wildlife not found in other parts of the lake. A marina store will also draw boaters to the south part of the lake. Controlling usage of South Lake Leelanau to preserve and protect the environment and natural resources is an appropriate and lawful consideration by the Township and County.¹⁰

The Master Plan and the County General Plan both recognize that our natural and environmental resources and features are extremely vulnerable, are an important asset to the community, and need continued protection. Anything that is done to materially increase usage of the lake and other natural resources will put those vulnerable resources at risk and doing so is not in the best interests of existing residents and future generations.¹¹

3. Increasing the number of users of South Lake Leelanau is no less of a problem than allowing keyhole developments. One of the purposes of keyholing restrictions in the Zoning Ordinance is to control the number of users of Lake Leelanau and not overuse lake access points. As noted in footnote 9, this is an appropriate, legal township zoning objective. Here, it is fair to assume that the number of campers at Leelanau Pines who use Lake Leelanau will increase proportionally to the increase of the number of sites and a 165% increase in the number of sites will materially increase users by a similar amount. This explosive increase in users of Lake Leelanau is no less troublesome than keyholing, a practice that most zoning ordinances covering Michigan inland lakes specifically regulate because increasing use of lakes has a negative impact on safety, noise, water quality, natural vegetation, wildlife habitats and aquatic flora and fauna.

Conclusion

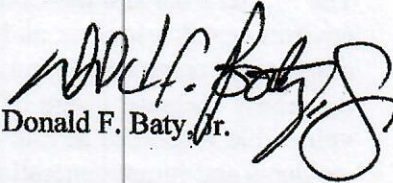
Growth in Centerville Township is inevitable because it is a unique and special place to live and visit. But this growth must be controlled to ensure that its special character, environment and natural resources are preserved, and the growth does not change the character or degrade natural resources or ignore the wishes of the community. Economic considerations cannot control the decision when irreparable harm is almost inevitable if the expansion is allowed. The Planning Commission must use its discretionary authority to manage growth for the benefit of both residents and future generations and the community as a whole. Allowing the requested significant growth

¹⁰ Although not a scientific study, in the 20 plus years that we have used South Lake Leelanau, we have noted a marked increase in large birds, including Loons, Great Blue Herons and Cranes, and mammals found around water such as minks, muskrats, beavers and river otters. An increase in the use of South Lake Leelanau and the noise, traffic, disruption and activity in the Township is not likely to help this positive trend and could very well reverse it.

¹¹ Because one side of the Leelanau Pines property is adjacent to a creek and contains so much lakefront, an environmental impact study by an independant party paid for by the Developer, is probably mandated if there is any question about the negative impact of the proposed expansion.

in Leelanau Pines and creation of a "super-sized" campground would defeat the appropriate goals and objectives of sound land use planning and would subvert the will of the residents of Centerville Township and Leelanau County as memorialized in the Master Plan, the Zoning Ordinance and the General Plan.

Very truly yours,


Donald F. Baty, Jr.

cc: Timothy Johnson
James Schwantes
Daniel Hubbell
Ronald Schaub
Joseph Mosher
Jamie Damm

David Borton
Jeff Smith
Lindy Kellogg
Patricia Soutas-Little

Subject: RE: Letter regarding Leelanau Pines

Date: Friday, August 26, 2022 at 4:02:36 PM Eastern Daylight Time

From: batyd@comcast.net <batyd@comcast.net>

To: 'George Prewitt' <g.prewitt2012@gmail.com>, Cedarhavencot@hotmail.com <Cedarhavencot@hotmail.com>, 'Cypher, Tim' <tim@allpermits.com>, 'Schwantes, Jim' <sweetersongfarm@gmail.com>, andy@dreamkitchenandbath.com <andy@dreamkitchenandbath.com>, bkobberstad@gmail.com <bkobberstad@gmail.com>, brprice11@gmail.com <brprice11@gmail.com>, dan@hubbelfarm.com <dan@hubbelfarm.com>, dborton513@gmail.com <dborton513@gmail.com>, dianepelak@flexchecks.com <dianepelak@flexchecks.com>, dlwandyke@outlook.com <dlwandyke@outlook.com>, gotschall2002@aol.com <gotschall2002@aol.com>, green@indiana.edu <green@indiana.edu>, hughnbetty@gmail.com <hughnbetty@gmail.com>, jamie.damm@oracle.com <jamie.damm@oracle.com>, jamiedamm@gmail.com <jamiedamm@gmail.com>, jjpopa@charter.net <jjpopa@charter.net>, joe.mosher@gmail.com <joe.mosher@gmail.com>, jwysor@aol.com <jwysor@aol.com>, kbirney@leelanauconservancy.org <kbirney@leelanauconservancy.org>, nanook551@gmail.com <nanook551@gmail.com>, obe3@chartermi.net <obe3@chartermi.net>, paineless54@gmail.com <paineless54@gmail.com>, psoutaslittle@co.leelanau.mi.us <psoutaslittle@co.leelanau.mi.us>, radema43@gmail.com <radema43@gmail.com>, schaubron@yahoo.com <schaubron@yahoo.com>, steve.lindo@gmail.com <steve.lindo@gmail.com>, timjohnson@centurytel.net <timjohnson@centurytel.net>, tom@thomashiatt.com <tom@thomashiatt.com>, lkelllogg@leelanauconservancy.org <lkelllogg@leelanauconservancy.org>, gotshall2002@hotmail.com <gotshall2002@hotmail.com>

It has been brought to my attention that there is an error in my letter. There are two other small campgrounds on Lake Leelanau that I was unaware of. One has 22 campsites (Paradise Cove) and thus far I cannot locate details on the second one but am advised it is west of Paradise Cove. Given that this second potentially omitted campground does not show up in the numerous internet searches I have done or in the Leelanau Pages under Campgrounds and RV Parks, I think it is fair to say these two unintentionally omitted campgrounds are not material to the conclusions in the letter.

Given the significance of this matter, I appreciate the fact checking and any other material errors you identify in the letter. I will do my best to advise the recipients of any additional errors.

Donald F. Baty, Jr.

Cell: 313-330-5386

From: George Prewitt <g.prewitt2012@gmail.com>

Sent: Friday, August 26, 2022 3:38 PM

To: batyd@comcast.net

Cc: Cedarhavencot@hotmail.com; Cypher, Tim <tim@allpermits.com>; Schwantes, Jim <sweetersongfarm@gmail.com>; andy@dreamkitchenandbath.com; bkobberstad@gmail.com; brprice11@gmail.com; dan@hubbelfarm.com; dborton513@gmail.com; dianepelak@flexchecks.com; dlwandyke@outlook.com; gotschall2002@aol.com; green@indiana.edu; hughnbetty@gmail.com; jamie.damm@oracle.com; jamiedamm@gmail.com; jjpopa@charter.net; joe.mosher@gmail.com; jwysor@aol.com; kbirney@leelanauconservancy.org; lkelllogg@leelanauconservancy.org; nanook551@gmail.com; obe3@chartermi.net; paineless54@gmail.com; psoutaslittle@co.leelanau.mi.us; radema43@gmail.com; schaubron@yahoo.com; steve.lindo@gmail.com; timjohnson@centurytel.net;

Subject: Lake Biologist Comments on Leelanau Pines
Date: Monday, August 29, 2022 at 3:43:19 PM Eastern Daylight Time
From: Brian Price <brprice11@gmail.com>
To: Tim <tim@allpermits.com>
CC: Tim Johnson <timjohnson@centurytel.net>
Attachments: Comments on Leelanau Pines - Lake Biologist.docx

Dear Tim,

I will be attending the public hearing tonight and am conveying my draft comments in advance for distribution to Planning Commission members. I know that you will have plenty of input tonight so I've tried to keep these comments brief. If possible, it would be best if I could deliver these comments after the Lake Leelanau Lake Association statement, as my comments expand on a couple of points.

Good luck with the meeting tonight.

Brian Price
231-409-9080

To: Centerville Township Planning Commission

From: Brian Price, Lake Biologist for the Lake Leelanau Lake Association

Date: August 29, 2022

My name is Brian Price. I currently serve as the Lake Biologist for the Lake Leelanau Lake Association. As such, my duties involve monitoring water quality in Lake Leelanau and dealing with emerging threats to the lake. Over the last three years, bringing invasive Eurasian Watermilfoil under control has occupied the majority of my time as Lake Biologist.

For 27 years I was the Executive Director of the Leelanau Conservancy. During my time with the Conservancy we prioritized protecting waterfront wetlands in Leelanau County, especially on South Lake Leelanau, where much of the original shoreline of the lake was forested wetland. These extensive wetlands served to filter water that fed into the lake, including from human settlements and farming operations.

I have a personal history as well with the Leelanau Pines campground. My family's summer cottage from 1967 to 2016 was located about ½ mile north of the Campground at Billman's Beach. For many years, members of my extended family camped at the Pines annually. I am very familiar with both the land and the lake near Leelanau Pines.

The Lake Association has expressed its concerns about additional boat docking and boat traffic, along with the very real concern about introduction of invasive species. I will only elaborate on a couple of the items that the site plan indicates would have a direct and demonstrable impact on nutrient flows into the lake.

The first item to bring up is the lagoon sewage treatment system. This system consists primarily of a lagoon that is about ¾ of an acre in size, and is permitted by the Michigan's Department of Environment, Great Lakes, and Energy. There are six monitoring wells that currently are meant to assure compliance with the operating permit for the campground.

The proposed 165% expansion in the number of campsites would suggest a similar increase in the amount of raw sewage generated. The current lagoon is located less than ¼ mile from the shoreline of Lake Leelanau, and only about 500 feet from sensitive wetlands. No expansion of the campground should be approved unless the applicants can show definitively that upgrades to the system will result in zero additional nutrient inflow to Lake Leelanau and no harm to sensitive wetlands.

Between the lagoon and shoreline, and north of the present day campsites, lies a **23 acre coniferous swamp wetland** that is presently largely undisturbed. This wetland includes 2,000 feet of natural shoreline on Lake Leelanau. The nearshore waters of the lake in the vicinity include woody debris and native aquatic plants, providing a particularly rich habitat for spawning fish and a nursery for all manner of aquatic wildlife. Any degradation of this wetland, even by trails for use by campers, should be prevented. And at minimum, any expansion of the campground, if approved, should include a provision for the permanent protection of this sensitive habitat, a requirement that can be imposed as a condition of approval as spelled out in the ordinance. As a matter of protecting water quality in Lake Leelanau any

loss of shoreline wetland functionality is a loss to all of the lakefront property owners on the lake, and to the public.

The application shows that current areas of the campground property now used as common open space along the lake south of the wetland would be converted to recreational facilities, parking lots, and a retail store. The problem of **stormwater runoff** from both new buildings and new hard-surfaced roads and campsites is very real. Run-off from these areas will carry pollutants directly to the lake, and any approval of expansion should require extensive efforts to retain and treat stormwater before it pollutes the lake.

In summation: while a material change in the use of this property to a much expanded "theme park" on the shores of Lake Leelanau is a very real concern to the entire Leelanau community, the developers must also address direct impacts to the water of Lake Leelanau as well. Preventing any harm to the lake and its sensitive habitats should be a threshold condition for any approval of additional usage. And this is spelled out in the ordinance.

As part of any site plan review these basic questions about potential degradation of natural environments- from increased sewage flows, degradation of wetlands, and vastly increased stormwater runoff – need to be carefully examined. The burden of proof should be on the developer, and it appears that at this early stage in the process the developer has not even begun to meet this burden.

John Topa

LEELANAU PINES PUBLIC HEARING August 29, 2022

(This is a very good application....one of the best.)

Listed below are comments, concerns, and questions.

-The Lake Leelanau Lake Association (LLLA) is very pleased that Leelanau Pines is a member...thank you.

-A proper form was filled out, addressed to Centerville, a few months ago, listing six concerns and we have not received an answer.

-Reference to a Marina is stated throughout the entire application. That is wrong, and this application should not be approved with any wording to a Marina.

- The property is classified as a Commercial Resort, and the application states that in Part 5.
- However, the application states that the present use is "Campground & Marina"
- Article VI 'Commercial Resort' does not permit a marina by right nor special approval.
- This cannot be grandfathered in, because this is a new application for the entire site, so it has to comply with the ordinance.
- In other words....no marina.

-One request, was to verify present hoists & moorings.

- What is the number?
- Are they rented? If so, that is an Ordinance violation.
- Ordinance 6.1 states that boats/hoists are to serve the regular tenants....no rentals to outsiders are permitted.
- Rentals were wrong then, and cannot be permitted now.

-Under part 8 of the application...pertaining to Federal Agencies...it states 'not likely applicable'. Not sure that is correct because they already met/applied with EGLE.

-C200 of the application, #12, says docking is conceptual.

- EGLE is not a zoning organization.
- The Township has the say on docking, quantity, etc.
- Centerville needs to require a Lake 'Carrying Capacity' study, before any approval of future dockage....no marina.

-L101 (and a few other locations) has good lighting statements. That is great. Insure Centerville states that all past & future lighting will comply to the ordinance...nothing grandfathered on a new application

LEELANAU PINES CONCERNS 4/25/2022

Lake Leelanau Lake Association is requesting that Centerville Township investigate the present and future plans of shoreline usage at Leelanau Pines. The new owners (Northgate Resorts) are advertising 181 campsites.

1. Verify the present and future number of hoists and moorings. *It seems that each year there are more and more docks & boats.*
2. Verify that the present & future plans are in-line with the Centerville Ordinance classification as a 'Commercial Resort'. *It is not a marina which permits boat slip rentals.*
3. Are any of the hoists/dockage being rented out to individuals outside of the resort proper? *In Ordinance 6.1, it states that boats/hoists are to serve the regular tenants. The Association wants to insure that only tenants have dockage usage.*
4. Are the hoists/slips being controlled by anyone/groups other than the owner? *Previous renters stated that there are three groups (North, Center, South??) that administers the boats, docks, etc.*
5. How many motorboats are permitted? *The ordinance states 3 per 100ft of frontage. Presently there are 100's of boats that extend out into the lake on docks, wings, etc.*
6. How many boat launches are permitted? *They have increased over the years. The Lake Association is concerned about the transfer of invasive species. Limiting boat launches, proper signage, information, etc. is very helpful.*

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Additional Phase II?

From: Susan Dziedzic
Sent: Monday, August 29, 2022 4:32 PM
To: Gmail
Subject: Leelanau Pines Special Public Meeting 8-29-2022

Good Evening Planning Commission

We appreciate the opportunity to provide feedback during this Leelanau Pines Public Meeting. Since the notification of this meeting, we have reviewed the following documents provided by Leelanau Pines, and Centerville and Leelanau County Zoning documents. Our response is based on the information provide.

1. We have reviewed Fact Findings Report and in that report are highlighted statements for which we are in agreement. Examples include:
 1. Preservation of the natural surroundings both scenic and rural settings
 2. Maintenance of our townships value and peaceful characteristics.
 3. Negative impact to air and water and soil assets
 4. Watershed management
 5. Protection of woodlands
 6. Support for our current Master Plan which does not include for the expansion of these special use permitted areas.
 7. Concern for the increased traffic and burden placed on local resources
 8. Lack of consideration to area economic impact
2. Concerns for what has not been requested as part of the Special Use Permit:
 1. Current Centerville Township Zoning Ordinance 4.4 Schedule of Zoning Regulations provides that the Commercial Resort is limited to 25% Max Lot Coverage. When reviewing the definition of Building, the Project will be clearly above 25%. In our opinion, this alone should prevent the massive expansion of said resort
 - 1.A building is defined by the township as:
 1. Building - Any structure either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, or personal property of any kind. This shall include vehicles, whether mounted or not on wheels and situated on private property and used for purposes of a building.
 2. **Community Impact Statement** as required by Leelanau County Zoning Ordinance 2.2 has not been submitted as part of this meeting nor has been it requested from the township. We as residents need to understand why this has not been supplied and if it has been supplied, where is this document for which we are to review?
(COMMERCIAL RESORT DISTRICT INTENT AND PURPOSE - The intent of the this District is to provide opportunities for accommodating the housing needs of Township tourists and residents through development projects designed to preserve significant portions of the project site in its natural state and offer outdoor recreation opportunities for the development's permanent residents and persons having temporary lodging accommodations. The developments, including their recreational facilities, are to be compatible with the overall rural character and natural resources of the Township, including its shoreline resources. Provisions of this District are intended to assure that future land uses do not negatively impact surrounding residential or other land uses and

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are compatible with the specific features of the parcel, including on-site water bodies and drainage courses, topographic conditions, and soils.)

The statement shall include:

Community Impact Statement: This document should include the following components: **Traffic Impact Study:** An analysis of the existing traffic volumes and patterns, forecast of traffic volumes and patterns based on the proposed development and expected development of surrounding properties, analysis of turning movements and volumes at site access points and nearby intersections, and analysis of the existing and proposed level of service at the proposed access points and adjacent roadways, prepared and sealed by a registered Professional Engineer (PE).

Natural Resources Analysis: An evaluation of the effect on existing natural features, including wetlands, floodplains, ponds, lakes, drainageways, steep slopes, endangered species, wildlife habitat, or woodlots. **Capital Facilities Analysis:** An analysis of the effect on public sanitary sewer and water systems in terms of consumption or capacity utilized, and consequences of such use to the utility of land uses.

Site Performance Report: An assessment of the activities, processes, materials, equipment and conditions of operation that may result, including lighting limits, noise, odor, smoke, trash and debris, and vibration.

Community Services Analysis: An analysis of whether the PUD project will be adequately served by public services and facilities such as police and fire protection, refuse disposal, and public schools.

While some of this information has been requested, it could not be located on the web site to determine the impact to the community. The County/school officials state they will respond, however their not being included is of concern to determine the fate of this project. In addition, nothing in this proposal provides for limitations for hours of operation as required by section 13.1.b.9.

3. Section 7.3 of the LCZO provides the requirements for a marina which includes a requirement for a spill contingency plan. While it is recognized that this ordinance specifically calls out Lake Michigan and Grand Traverse Bay, why would this not include the Water of the State such as Lake Leelanau? We are asking you to demand this review to ensure that any increase in boat traffic comes with the responsibility to ensure that any spill is properly contained and the resources trained and on hand to contain a spill.
4. Section 11.6 Major Projects Site Plan, because no exemption was provided and is mentioned that this is considered a Major Projects Site Plan there are clear voids in compliance:
1. Item 1 Master Plan compliance, in the section 8.4 of the Master Zoning Plan it is stated that expansion is not included in the plan. IF this SUP is requested to move forward, the Master Plan must first address this change.
 2. Item 3, it is felt that this will provide a significant impact to the surrounding area included significant Thursday-Sunday Traffic congestion, water and air quality concerns, emergency services requirements, noise concerns and over all visual degradation of the area. (examples are witnessed at the Lake Leelanau Camp Ground where boats and trailers are strewn about as well as the unsightly dumpsters next to the road) No effort has been made to ensure

Maintain
No increase

compliance to our current ordinances. In addition, all the non licensed vehicles (4 wheelers) traveling on the road with out concern for traffic laws.

3. Item 5, adverse effect of the environment, no where in the site plan is the Environmental Review or Assessment called out for or supplied as required by section 15.6 of the LCZO. (Because of the extensive work proposed which includes all work within 150' of the shore (15.2.C) a Review and Assessment is required). With the concerns for evasive species found in Lake Leelanau and the efforts to mitigate these impacts it is clear that this type of transitional boat loading will create a substantial increase in potential fouling of Lake Leelanau. Nothing is mentioned in this proposal for a required boat washing/cleaning system prior to any boat being launched from this location. Failure to provide for a boat cleaning station would be ample reason to not allow increased use of this property. In addition the significant increase in both Phase 1 and Phase 2 portions of this request will demand clear cutting of established trees. Replanting is a 15 to 20 year endeavor and in the short term would be considered unsightly.

In the end, we do not see this expansion as a benefit for the township. This use is specific only to a very few individuals at the expense of the local community. Our overall resources are strained, adding this significant number of sites takes it from a quaint camping resort to a commercial profit center without regard to the community at large. It is clear that the Project has not concerned itself to provide for the benefits of the community ^{but} only to their own needs. To this end, we recommend that this projects Special Use Permit be denied due to the adverse impact to the surrounding property owners and communities at large.

Thank you,
Neil and Susan Dziedzic
6461 S. Lakeshore Dr.
Cedar, Mi 49621

Sent from [Mail](#) for Windows

Dear Centerville Township personnel,

I am writing as a concerned individual/camper in regards to the proposed changes at Leelanau Pines Campground. With a great respect for the beauty that is found in this area, specifically Leelanau County the following are concerns:

Environment Concerns-

- The number of trees that will be removed to move forward with this plan is significant.
- The protection of the creek running through the south side of the campground and into Lake Leelanau will certainly be impacted.
- The larger number of boats being launched into the lake -The campground is not educating individuals on invasive species and how to stop the spread even now. Most of the boat traffic generated by the campground at this point is from seasonal campers who do not take their boats out of Lake Leelanau. More than doubling sites means significant transient camping with boats coming from all over going into the lake without proper cleaning and respect for our lake.
- Trash - Leelanau Pines will be producing more trash. They currently do not even offer recycling for their campers. Everything is put into the dumpsters. Many seasonal campers take recycling all the way back home when we leave since we are not offered that on site.
- Smoke - Hardly any of the current seasonal site holders even have fire pits on their campsites. Most of the campfires at the park are transient campers. Adding more than double the sites and upping the transient traffic will produce much larger amounts of campfire smoke for the area.
- Electrical systems seem to be at max in this area. We have frequent power surges in the campground even now without more than double the amount of people pulling from the system.
- Sewage - What are the long term effects of hundreds of more people using the sewage system this close to the lake?
- Road traffic- Over 400 campsites is a very large campground producing large amounts of traffic in the area.

General Concerns:

- Noise - Over 400 sites will certainly impact the noise traveling across the lake. At this time most all the sites are seasonal and occupied by a respectful, family oriented group of people. It is treated as home away from home for people who respect the area and the neighboring properties.
- Staffing - There are already staffing issues. The office is kept open for minimal hours. There is no staff most evenings and if they are it is only until early evening. Of the staff they have, many are very young teenagers. If they can't hire enough people to handle the needs of the campground now how will it be sufficiently staffed to handle over 400 campsites?
- Vacancies- The campground is rarely full. I can't think of a time this summer when there have not been sites open. Many seasonal campers are leaving this year to not return due to fear of the proposed changes taking place. Sites at this campground are already expensive so they are harder to fill. Building more sites and resort type amenities will make the cost even more, making them harder to fill. Based on the prices of sites at other campgrounds owned by this company the price increases will be large.
- Losing the family feel- Turning this beautiful piece of land into an expensive concrete jungle will completely change the feel of the campground. It is now a quiet, family oriented, down to earth, respectful group of mostly seasonal campers. What happens when you have hundreds of transient campers coming in and out every few days that do not have the same respect for the area? It is my experience that these large country club type resorts do not attract the same crowd that is currently at Leelanau Pines. The fear of a much more chaotic, loud crowd is real.

These concerns are just part of those that have been expressed around the campground. Please think twice before approving a plan to turn the beauty that is Leelanau Pines into the concrete playground that is proposed.

Thank you for your time and consideration.

Concerned Campers