

Leelanau Pines Decision

From: timjohnson@centurytel.net (timjohnson@centurytel.net)

To: dan@hubbelllawoffice.com; dana_boomer@yahoo.com; jamiedamm@gmail.com; joe.mosher@gmail.com; lindykellogg@gmail.com; tim@allpermits.com

Cc: centervillesupervisor@gmail.com; clerk.centerville@gmail.com

Date: Wednesday, October 5, 2022 at 08:58 PM EDT

FYI

-----Original Message-----

From: John <john.stoller@comcast.net>

Sent: Wednesday, October 5, 2022 5:28 PM

To: Tim Johnson <timjohnson@centurytel.net>

Subject: Leelanau Pines Decision

We and our many neighbors in the Township and County want to thank you and the other Commission members for the countless hours you all put in to study and assess the many rounds of submissions and information regarding the proposed Leelanau Pines expansion. Your collective patience, wisdom and judgment have served our community well and you should be proud of your efforts that judged this proposed expansion fairly and honored the spirit and provisions of our Master Plan and Zoning Plan.

We realize that the Planning Commission's decision may not bring an end to Northgate's efforts, but it is clear that our community will stand strongly against any future actions to overturn the Commission's well-reasoned decision.

Please share our thanks with the other members of the Commission.

Sent from my iPad

FW: Leelanau Pines Expansion

From: timjohnson@centurytel.net

To: dan@hubbelllawoffice.com; dana_boomer@yahoo.com; jamiedamm@gmail.com; joe.mosher@gmail.com; lindykellogg@gmail.com; tim@allpermits.com

Date: Tuesday, October 4, 2022 at 03:57 PM EDT

FYI.

From: David Dumoulin <dave@liquidatorsworld.com>
Sent: Tuesday, October 4, 2022 3:48 PM
To: timjohnson@centurytel.net
Subject: Leelanau Pines Expansion

Tim,

I would like to thank you and the entire planning commission for all of the time, thoughts and wisdom that the commission put into last night decision. Its great to have a commission with the same passion as the community.

If there is anything that I could do to help in the future, please reach out!

Sincerely,



Dave Dumoulin
President



Office: 1+513-470-7000 **Mobile:** +1-513-617-0738
Email: dave@liquidatorsworld.com **Web:** www.liquidatorsworld.com
Address: 5481 B Creek Road, Cincinnati Ohio 45242

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FW: Expansion of Leelanau Pines

From: timjohnson@centurytel.net

To: dan@hubbelllawoffice.com; dana_boomer@yahoo.com; jamiedamm@gmail.com; joe.mosher@gmail.com; lindykellogg@gmail.com

Date: Tuesday, October 4, 2022 at 10:08 AM EDT

From yesterday....

From: jhartings@biaera.com <jhartings@biaera.com>

Sent: Monday, October 3, 2022 3:02 PM

To: timjohnson@centurytel.net; tim@allpermits.com; centerville-supervisor@gmail.com

Subject: Expansion of Leelanau Pines

Gentlemen,

I write to encourage you to insist that Northgate Resorts modify their redevelopment plan for Leelanau Pines campground to preserve the character of Lake Leelanau.

My family has vacationed on South Lake Leelanau for over 35 years. We own lakefront property just a mile south of Leelanau Pines. My primary residence is in Keedysville, Maryland. One of Northgate's existing resorts, Yogi Bear's Jellystone Park Williamsport, is located in the neighboring town of Williamsport, Maryland, just a few miles from our home - <https://jellystonemaryland.com/>. Having spent years in Leelanau County while also living so close to an existing Jellystone resort, I may be uniquely qualified to compare Northgate's recreational model with the character of the peninsula.

A Jellystone style resort/RV park can be a great, cost-effective summer getaway in the right community. The scale, noise, lights, traffic, and logistical infrastructure, however, are all much more suited to a vacation experience in a larger town. Traverse City, Cadillac, or Grayling, for example, all have larger commercial districts consistent with the character of a Jellystone resort. The Yogi Bear park in Williamsport, MD is just minutes from two interstates, and near major commercial hubs with fast food, entertainment, and shopping. The Williamsport RV park fits with the character of its community.

The park that Northgate has proposed for Leelanau Pines, however, does not fit the character of Lake Leelanau, Centerville Township, or Leelanau County. Commercial lakefront pools, water slides, open-air pavilions, splash pads, etc. are not life on South Lake Leelanau.

I invite you to spend a few minutes watching the slide show at the top of Leelanau County government's web page (www.leelanau.gov). The slide show reflects how Leelanau County sees itself and markets itself to the world: sunsets, beaches, farms, lighthouses, orchards, lakes, dunes. Then visit www.jellystonemaryland.com and ask yourself whether Jellystone resort images belong in this same Leelanau County sequence. I think the answer is

clear.

If Northgate wants to redevelop Leelanau Pines, insist that the finished product fit the spirit of the slide show on the county's web site. Insist that their redevelopment reflect the character of the community they wish to join. Their current proposal does not.

Thank you for your consideration.

Justin

Justin M. Hartings

P: 301-801-7014 | jhartings@biaera.com

FW: Leelanau Pines

From: timjohnson@centurytel.net (timjohnson@centurytel.net)

To: kama.ross@yahoo.com

Cc: dan@hubbelllawoffice.com; dana_boomer@yahoo.com; jamiedamm@gmail.com; joe.mosher@gmail.com; lindykellogg@gmail.com; tim@allpermits.com

Date: Thursday, September 29, 2022 at 01:29 PM EDT

Thanks Kama, I'm sharing this with the rest of the PC.

Tim.

From: Kama Ross <kama.ross@yahoo.com>

Sent: Thursday, September 29, 2022 11:47 AM

To: timjohnson@centurytel.net

Subject: Leelanau Pines

I won't be able to attend the October 3rd meeting (Cherry Pie Debate), but I did want to share my conversation with Bo Burke, Certified Arborist. He was asked by Northgate local staff member Randy Weber, to do a site visit there about their chlorotic maples and Bo shared that he gave them a proposal for tree care/maintenance but has not heard back from anyone. I'm glad that Randy reached out to a professional. Again, my position is that we need to work with Northgate to modify their proposal and make sure they do their due diligence so that their expansion does not negatively impact the natural resources and follows Centerville's Master Plan. I would love to see a high quality, environmentally friendly campground in Centerville Township. Kama

FW: Leelanau Pines

From: timjohnson@centurytel.net (timjohnson@centurytel.net)

To: dan@hubbelllawoffice.com; dana_boomer@yahoo.com; jamiedamm@gmail.com; joe.mosher@gmail.com; lindykellogg@gmail.com; tim@allpermits.com

Date: Tuesday, October 4, 2022 at 10:03 AM EDT

FYI...

-----Original Message-----

From: Cathy Sehnert <cathysehnert@gmail.com>

Sent: Monday, October 3, 2022 9:20 PM

To: timjohnson@centurytel.net

Subject: Leelanau Pines

To all of the commissioners, a big thank you for all of your research and dedication to the community regarding the proposed expansion of Leelanau Pines. You are appreciated!! I'm sure there will be an appeal from Northgate. They probably are not used to being denied applications. We live in such a very special place, and it will take the dedication of our community and our leaders, to maintain our piece of "Paradise". Thank you for your service!

Sincerely,
Cathy Sehnert

Sent from my iPhone=

FW: Northgate/Leelanau Pines meeting October 3

From: timjohnson@centurytel.net (timjohnson@centurytel.net)

To: dan@hubbelllawoffice.com; dana_boomer@yahoo.com; jamiedamm@gmail.com; joe.mosher@gmail.com; lindykellogg@gmail.com; tim@allpermits.com

Date: Tuesday, October 4, 2022 at 09:43 AM EDT

FYI.....

-----Original Message-----

From: Dan Dugan <ddugan215081@comcast.net>

Sent: Tuesday, October 4, 2022 9:28 AM

To: timjohnson@centurytel.net

Subject: Northgate/Leelanau Pines meeting October 3

Tim,

I want to thank you and the committee for the ongoing leadership and management of the Northgate/Leelanau Pines expansion request. My wife and I very much appreciate you allowing the meeting to be broadcasted, and am sure the other 60 broadcast attendees are just as thankful.

Based on the wrap up, you and the other team members have put significant time, energy and thought into how best to proceed with addressing the potential impact the Northgate proposal will have on the overall community. This is greatly appreciated. We thank you and the team for the stewardship being provided through this process.

Best Regards

Dan & Beth Dugan

2106 South Beachfront Street

Cedar Mi

Sent from my iPhone