

## FW: pre-meeting information

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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: Monday, October 3, 2022 at 02:07 PM EDT

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**FYI**

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**From:** John Popa <jjpopa@charter.net>

**Sent:** Sunday, October 2, 2022 2:36 PM

**To:** Tim <tim@allpermits.com>; Tim Johnson <timjohnson@centurytel.net>

**Subject:** pre-meeting information

As requested, attached are two statements that I would like to address at the public hearing on Oct 3rd.....illegal boats, camper fatality.

thanks

John Popa PE



Loud Boats-Leelanau Pines.docx

14.5kB

## Leelanau Pines Campground-Loud boats!

- Insure all the campers that bring boats do not have loud boat exhausts
- Loud boats are a nuisance on Lake Leelanau...and it seems to be getting worse
- Many of the loud boats are brought to Lake Leelanau because of the long distance that the lake provides to run 'cigarette' boats or other fast, loud boats...usually with big motors.
- Some of them originate from Leelanau Pines and/or other campgrounds
- I drove around the lake last summer and I noticed some of them at the Leelanau Pines campground.
- These boats are illegal *Michigan act 451 Sec 324.80156* (attached)
- It is also is identified in Michigan Boat Safety Requirements (attached)
- With the potential of having 100+ different boat each week, this has a big potential for noise....I feel this is another 'bullet' to consider with this application.
- Because of the little law enforcement available, the law is difficult to enforce.
- However, Leelanau Pines has an excellent method in place to stop these boats to help maintain peacefulness.***

### Action:

Insure your instructions for the park boats, includes the requirement of "muffler or underwater exhaust" for boats.....and that it is verified upon check-in.

Note: You do not need a decibel meter....the law says it must exhaust underwater or have a muffler....if the boat does not have either, you should not permit it to be launched.

Thank you  
John Popa PE

10/3/22

# Leelanau Pines Campground – Bicycles/Walkers

- You may know that I have been a Road Commissioner for 20 years.
- The Road Commission is very concerned to keep our roads in good condition and safe.
- Lakeshore Drive does not have a wide, non-motorized shoulders.
- It is a rural road with many curves, hills, farm equipment, double-yellow lines and heavily traveled by unfamiliar tourists.
- 100-300 new campers every week adds to the danger of an accident.
- There was a fatality 10 years on Lakeshore drive where a little boy was killed riding a bike...his grandma jumped out of the way....they both were campers.
- The potential for more foot & bike traffic on that road should bother the residents and Township officials....and also Northgate.
- Northgate needs to insure campers are warned to use caution (or avoid ) when walking or biking on Lakeshore Drive....perhaps in your admission process.
- I feel this is another 'bullet' to consider with this application.

Thank you  
John Popa PE

10/3/22

## FW: Leelanau Pines Meeting Oct 3

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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: Monday, October 3, 2022 at 01:47 PM EDT

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**FYI. I indicated to Nancy that we do not have a way to print and show pictures....**

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**From:** Nancy Solanskey <nsolanskey@yahoo.com>  
**Sent:** Saturday, October 1, 2022 10:16 PM  
**To:** timjohnson@centurytel.net  
**Cc:** Wayne <nsws@wowway.com>  
**Subject:** Re: Leelanau Pines Meeting Oct 3

Not sure how I messed up the last few words sorry about that. It should said after the speed limit. No enforcing quiet time. Thank you!

From Nancy Solanskey

On Oct 1, 2022, at 9:33 PM, Nancy Solanskey <[nsolanskey@yahoo.com](mailto:nsolanskey@yahoo.com)> wrote:

Hi Tim,

I would like you to please print the pictures I have attached and show them at the meeting October 3rd. This camper has been vacant for months and is on the corner of a busy street and very close to the enterance and camp store.

Its owned by a local person. This would never have happened with the pervious owners. Seem Northgate is able to look past the mess.

I was told by the employees here that a man has the site and never is there, his son comes and goes.

I have circled the eye sores. Its unexceptable. Northgate needs to inforce the rules. There is no one enforcing the speed limiit and its so our of ad, K

ank you ,Nancy Solanskey



Camper 1.pdf  
140.8kB



Untitled attachment 00023.htm  
241B



Camper 2.jpg  
152.8kB



Untitled attachment 00026.htm  
241B



Camper 3.jpg  
164kB



Untitled attachment 00029.htm  
241B



Camper 4.jpg  
173kB



Untitled attachment 00032.htm  
241B



Camper 5.jpg  
86.5kB



Untitled attachment 00035.htm  
200B

Left to right , 2 pairs of dirty docks, white tennis shoes behind chair, bottles and misc containers, beer bottle, spice container, spatule.















FW: Leelanau Pines- Northgate's interesting statements...

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

To: joe.mosher@gmail.com; dana\_boomer@yahoo.com

Date: Monday, October 3, 2022 at 01:47 PM EDT

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[FYI. Not sure how she missed you Joe...](#)

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**From:** Margie Stoller <cotrans@comcast.net>

**Sent:** Saturday, October 1, 2022 9:53 PM

**To:** timjohnson@centurytel.net; tim@allpermits.com; dan@hubbelfarm.com; jamiedamm@gmail.com; lindykellogg@gmail.com

**Subject:** Leelanau Pines- Northgate's interesting statements...

During the recent meeting concerning Leelanau Pines, I believe Northgate representatives inadvertently showed the character of their company, when one of them stated , “it is ok to cut down trees in a wetland; you just can’t disrupt the soil.”

Is that so? Does that mean that if there are weeds or grasses growing in the lake along the lakeshore in front of our homes, that riparians can cut the plants down that they don’t want there - so long as the soil is not disturbed?

Those who love Lake Leelanau don’t think that way, nor would they consider cutting down the plants of the wetland. But Northgate would.

Northgate representatives who began by stating that they love the lake, would protect the lake and have joined the Lake Leelanau Lake Association, stated that they would be within their rights to cut down what they don’t like in the wetlands (as long as they leave the soil undisturbed)

So, do they really want to protect the lake? Or

Will they twist the law and skirt around it, to get what they want?

I believe they made it very clear.

Northgate’s recent letter to long term renters further demonstrated their corporate character.

That letter began by acknowledging that one reason Northgate was attracted to Leelanau Pines, was the existence of its loyal long term renters.

But, one of the first things they did was to give eviction notices to many of those long time campers.

And most recently they threatened them – saying if they don't stop speaking against Northgate's plans, the campers would not be able to rent there again.

That's known as bullying.

I don't believe that Leelanau County would benefit by granting Northgate its plans for expansion, but instead, I urge the Planning Commission to uphold the Master Plan.

This Master Plan was thoughtfully designed as an effort to maintain Lake Leelanau the beautiful unique, pastoral place it was.

I urge you to not allow bullies to change that.

Marjorie Stoller

Cedar



## FW: Dear planner

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From: Tim (tim@allpermits.com)

To: timjohnson@centurytel.net; jamiedamm@gmail.com; dan@hubbellfarm.com; lindykellogg@gmail.com; dana\_boomer@yahoo.com; joe.mosher@gmail.com

Cc: khallgren@northgateholdings.com; jtvanderkodde@fishbeck.com

Date: Monday, October 3, 2022 at 01:32 PM EDT

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Somehow the email below was left out of my previous submittal.....

Timothy A Cypher  
Cypher Group Inc.  
Centerville, Empire, Kasson, Glen Arbor, Leland & Solon Zoning/Planning Office  
231-360-2557  
[tim@allpermits.com](mailto:tim@allpermits.com)

On 10/3/22, 11:41 AM, "EDWARD BIRRELL" <[edbirrell@aol.com](mailto:edbirrell@aol.com)> wrote:

I hope this message reaches the correct person. I am writing in deep concern of the plans being considered for the Leelanau Pines Campground's.

I have been a cottage owner in the neighborhood for over thirty years now and have used the campground prior to that. I believe that their request is a definite over reach. Perhaps the planning commission can reach some compromise that would for some expansion but a lot less than what is proposed.

I also suggest that the community consider what their real objective may be. It could be that they may want to be considered a trailer park which would take away all involvement by local government and place themselves under the State trailer park authority which is controlled by trailer park owners. If this happens your local zoning rules will not apply.

I served on our local planning commission or City Council when we were faced with this issue. We found the solution of including a provision in our ordinance to provide for "Trailer Perks" which we stated must comply with our zoning code.

I might suggest that you contact the City of Orchard Lake Village for advice on this issue.

I also suggest that we contact the other communities which have campgrounds which are under the requesters control. We should seek info on how they operate, and in general what the future will look like to us.

Thank you,

Ed Birrell  
248-763-9235  
8115 S. Rustic Dr.  
Cedar, Mi

Sent from my iPad

## FW: Northgate Application

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

To: lindykellogg@gmail.com; tim@allpermits.com; dana\_boomer@yahoo.com; dan@hubbellawoffice.com

Date: Monday, October 3, 2022 at 12:25 PM EDT

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**FYI.**

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**From:** Sarah Bordeaux <scgbordeaux@gmail.com>

**Sent:** Monday, October 3, 2022 12:42 AM

**To:** timjohnson@centurytel.net; joe.mosher@gmail.com; jamiedamm@gmail.com

**Subject:** Northgate Application

Centerville Township Planning Commissioners:

My name is Sarah Bordeaux and I am a full time resident of Centerville Township. I wish to Thank you for your service and you have a difficult decision ahead of you. I wish to share a few thoughts and facts with you before making your decision on the Northgate application. I have attached my public comment for your review. I could not find an email address for Lindy Kellogg.

Thank you,

Sarah Bordeaux



centerville public comment # 3.docx  
17.7kB

It is crucial to deny Northgate's application for expansion. As revealed at the first public meeting, this is only phase one of their proposed expansion. The most objectionable aspects of the expansion will surely be saved for future phases. In a podcast discussing franchise opportunities and their business model a Northgate representative stated, "You can build your campground in phases, so with a very small investment, you can take those proceeds and keep building [the campground]. That's why our footprint keeps getting larger...." Their development ambitions are clear as evidenced by their referral to additional phases during the first public meeting, business model, and other statements. According to the question responses submitted by Northgate, "... [we] opted to remove the future phase from the site plan and special land use application." It is important to note Northgate is removing the future phase including 113 campsites from the current site plan, not from future agendas. In addition to an expanded marina, other Jellystone campgrounds offer amenities such as outdoor movie theaters for nighttime viewing, pedal cart tracks, live DJs and bands, and both quick and full service restaurants. The application clearly does not align with the township's master plan. It will be a dangerous decision for the planning commission to approve the application. You will be setting a legal precedent thereby weakening your position to deny future applications also not in compliance with the master plan. This a crucial decision that will determine the future direction of the township. Once you have opened the door, it can never be closed. No reasonable person can interpret 2 swimming pools, almost 22,000 sq ft of buildings, nearly 2000 campers, splash pads and jump pillows as "peaceful, rural or scenic" as set forth in the Master Plan Vision Statement.

Northgate sent a letter, veiled with threats, to seasonal residents of the campground suggesting they no longer publically voice their opinions against the expansion. Another threat included in the letter was an insinuation that area residents will regret a denial of the application. Northgate could choose an entirely different approach for their property that residents would deem even more objectionable. They need to remember that new land use ideas must also comply with the Master Plan. If Northgate is concerned about their "investment – backed expectations", they should have conducted due diligence and researched to determine whether their expansion project complies with zoning ordinances and the master plan PRIOR to purchase. The township should not suffer for either their failure to do so or a blatant disregard for the law.

Northgate's response to questions submitted to the Planning Commission are troublesome to say the least. In regards to the traffic impact assessment, there are flaws in the study. It does not paint a true picture of traffic flow in the area. With the amount of future extra campers, traffic flow increase will not be limited to check in and out times. That suggests that campers will not travel outside the campground except at check in and out times. The Study Trip Distribution table indicates that 90% of traffic increases occur exclusively south of the campground. With proposed increase of 172 new camp sites and 113 in the next application, it will greatly increase traffic on Co. Rd. 643 to the North as well. The first major intersection to the north, not included in the study, is located at Co. Rd. 643 and M 204, in the village of Lake

Leelanau. For times other than check in and out, which the study disregarded, it is highly likely traffic will be heading north towards the tiny village of Lake Leelanau. To suggest otherwise, defies logic. Many popular restaurants in the county are located north of the campground. Campers will utilize Co Rd 643 northbound to access restaurants, the village of Lake Leelanau, wineries, Fishtown and shops in Leland, Suttons Bay, and Northport. Along that route on Co Rd 643, there are many walkers, runners, and bicyclists in addition to vehicular traffic. This will increase safety issues.

There are concerns with increased boat and wave runner traffic even though Northgate has tried to dismiss the subject. When questioned about lake carrying capacity, they stated a study was unnecessary due to study subjectivity, withdrawal of marina expansion plans, and the very large surface size and carrying capacity of Lake Leelanau. According to the Master Plan, it is a consideration. They confirmed day boat launches will continue, so carrying capacity is an issue. This could result in a significant increase in boat traffic. Even though the surface square footage may be large, there are other factors to consider. There are multiple areas of the lake that are relatively narrow and other locations where navigable portions are restricted to just enough space for two boats to pass each other such as in the Narrows, Leland river and Cedar river. Boat traffic in the Narrows is already bumper to bumper, creating hazardous conditions. Northgate also states that, "excessive congregation in front of private properties is not anticipated." Campers will not launch boats to simply anchor in front of the campground. They will travel on the lake anchoring on sandbars and other shallow water areas in front of private residences. It is already happening in conjunction with loud noise and music. Campgrounds have the luxury to rope off designated swimming areas in front of their property for the safety and comfort of their swimmers, but private property owners do not.

A significant amount of money is invested in an attempt to eradicate Eurasian Milfoil. Campers and other day launched boats are likely the primary vehicles of entry into the lake. Northgate is boasting about the new boat wash station they will install. However, they claim, "Day –use boating activity levels are not expected to merit direct staff oversight." When calculating boating activity from the 172 proposed new sites during only a 12 week time period and one week stay, there is a potential for an additional 2,064 boats to be launched. And, an additional 113 sites would yield 1,356 more launches. From Northgate's view, when will they meet the threshold that requires oversight to enforce mandatory compliance? Small businesses in the county are unable to hire enough seasonal employees and many have been forced to limit their hours of operation. How will Northgate have the employees to monitor their "strictly enforced" quiet hours and other controls to ensure safety and mitigate provoking nearby residents? On a franchise business review podcast, Northgate claimed, "When we convert different campgrounds, we change the clientele. We have, typically, our average customers, four plus in their party, because it is larger families...." The proposed 355 campsites will conservatively draw 1,420 campers per week according to their estimates and additional 452 from 113 sites in future expansion. This summer Northgate was able to "employ 13 team members from the community and 5 seasonal campers." They will operate 24 / 7 with the addition of a myriad of



new amenities and campers; staffing levels will need to increase substantially for proper control, supervision, and safety.

The increased number of campers, road traffic, boat traffic, noise, a 4000 sq. ft. lakeside retail store and other buildings and amenities does not comply with the Master Plan Vision Statement that calls for “maintaining the peaceful rural character and scenic beauty of the township.” In addition, 7.1 of the Master Plan states, “under Michigan law, a plan should also promote public safety, and general welfare.” The planning commission has the legal standing to deny the application. When questioned about Master Plan section 8.4 with respect to “not anticipating expansion of these uses or this district” and “maintaining peaceful rural character and scenic beauty,” Northgate responded “We interpret, and the plain language of the ordinance supports this interpretation that “expansion of these uses” means “adding different types of uses to the zoning district...”” Their interpretation is not correct. The wording reads “expansion to these uses” and “these” refers to current uses. In order for Northgate’s interpretation to be valid, the wording would be “expansion to other uses.” A 4,000 sq. ft. retail store is an expansion to other uses. Their interpretation of peaceful character and scenic beauty is also contentious. Northgate is NOT the ARBITER of Centerville township ordinances or the Master Plan.

Based on Northgate’s condescending attitude, thinly veiled threats, aggressive defense of their interpretation of “property rights” and track record of continued expansion, it may not be possible to avoid litigation now or in the future to protect Centerville Township and its residents. Northgate also met resistance in Milton, New Hampshire when applying for a campground expansion project. Northgate reduced the number of campsites, but the amenities remained essentially the same. The case entered the New Hampshire courts and Northgate lost in part because, “the proposed amenities were inconsistent with “the spirit of the ordinance and intent of the master plan.”” Please exercise your right to deny the application. The Northgate expansion project does not comply with the spirit or intent of Centerville’s Master Plan and will be detrimental to safety, character and beauty of the township. If the application is approved, Northgate’s foot will be in the door and legally it will become more difficult to deny any application in the future that is noncompliant with the Master Plan. Centerville Township will be headed down a path that will significantly impact its ability to retain rural character.

Thank You

Sarah Bordeaux

full time Centerville Township resident

## Northgate Resorts

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

**To:** lindykellogg@gmail.com

**Cc:** dana\_boomer@yahoo.com

**Date:** Monday, October 3, 2022 at 12:25 PM EDT

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I have noticed Lindy that since your personal email is not on the website, some folks are sending emails to your work address. There is no hiding from the public! 😊

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**From:** Michael Hartings <mhartings@fuse.net>

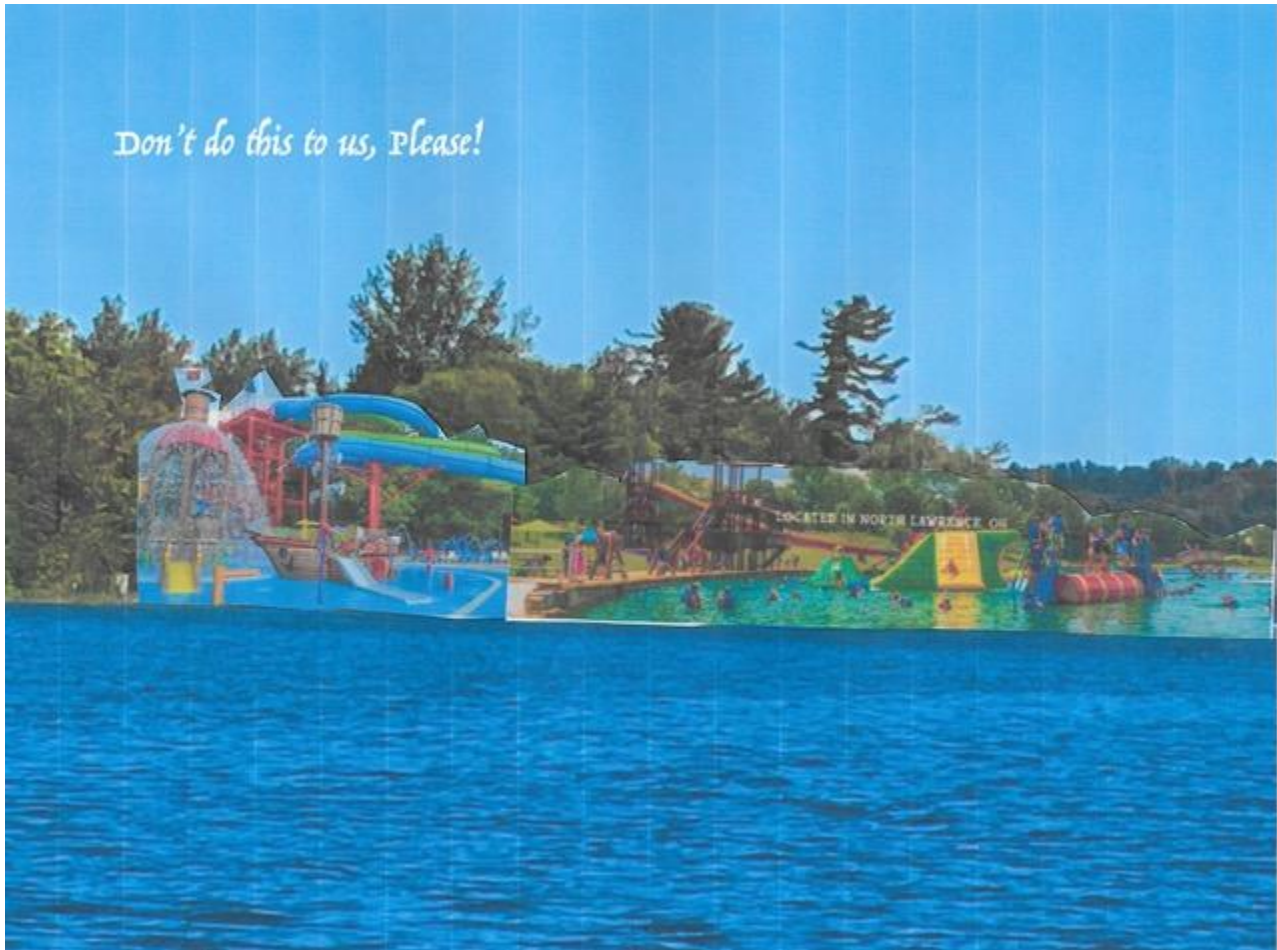
**Sent:** Sunday, October 2, 2022 4:41 PM

**To:** jamiedamm@gmail.com; dan@hubbelfarm.com; joe.mosher@gmail.com; timjohnson@centurytel.net; tim@allpermits.com

**Subject:** Northgate Resorts

*Leelanau Pines today.*





IMG\_2662.jpeg  
164.4kB

Jellystone.jpeg  
93.9kB



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**RE: Lake Leelanau Lake Association Additional Comments-Northgate Leelanau Pines**

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

To: nanook551@gmail.com; tim@allpermits.com

Cc: dan@hubbelllawoffice.com; dana\_boomer@yahoo.com; jamiedamm@gmail.com; joe.mosher@gmail.com; lindykellogg@gmail.com

Date: Monday, October 3, 2022 at 11:55 AM EDT

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Nancy, statement received, passed onto the other PC members and entered into public comment.

Thank-you.

Tim.

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**From:** Nancy Popa <nanook551@gmail.com>

**Sent:** Monday, October 3, 2022 11:32 AM

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

**Subject:** Lake Leelanau Lake Association Additional Comments-Northgate Leelanau Pines

Dear Mr. Johnson and Mr. Cypher,

The Lake Leelanau Lake Association (LLLA) is providing a written statement citing scientific studies and references related to the concerns for the natural environment expressed by the Association in our Statement dated August 25, 2022.

Sincerely,

Nancy Popa

Lake Leelanau Lake Association, Vice President



Northgate Leelanau Pines Public Comment Statement\_100322.pdf  
224.8kB



**Lake Leelanau Lake Association’s Additional Comments to the  
Centerville Township Planning Commission Regarding the Impact on  
the Environment and Natural Resources of Northgate’s Leelanau Pines  
Proposed Expansion and Development Plan  
October 3, 2022**

The Lake Leelanau Lake Association (LLLA), which is comprised of nearly 500 households in Leelanau County, is providing the Planning Commission with additional scientific information and references regarding the potential environmental problems associated with the proposed expansion of Leelanau Pines.

In written comments to the Centerville Township Planning Commission dated August 22, 2022, the Association identified five primary areas of concern. All relate to the protection of Lake Leelanau. To preserve this resource for both the Association’s members and for future generations, the Association is opposed to any project—residential or commercial—which might damage the surface water, groundwater, wetlands, habitats, and the overall enjoyment of the lake by members or visitors.

The Association offers more detail on the environmental impact of increased development on inland lakes based on a review of scientific literature and information prepared by Michigan environmental protection agencies and groups.

**Increased boat usage and traffic:** The proposed increase to approximately 355 camping sites will likely result in a significant increase in the number of boats and other watercraft on the lake. The lake can

only handle so many boats without adversely affecting the ecosystem, recreation, and boater safety.

*In “The Effects of Motorized Watercraft on Aquatic Ecosystems”*<sup>1</sup>  
Timothy P. Asplund observes:

- Boat traffic affects water clarity and can be a source of nutrients that increase algal growth in aquatic ecosystems. (Note: Shallow waters of lakes, like those near the Leelanau Pines, are the most likely to be adversely affected.)
- Numerous studies have looked at the effects of motor exhaust and related pollution from fuel leakage. Polyaromatic hydrocarbons and fuel additives have been detected in lake water, and in some cases, could be a concern for drinking water supplies. Build-up of compounds harmful to bottom dwelling organisms have also been detected in sediments, especially near marinas or where there are high concentrations of boats.
- Waves or wake produced by boats is the primary factor by which boats can influence shoreline erosion. Wave heights depend upon speed, size and draft of boat, but can reach heights of 15-20 inches, equivalent to storm-induced waves. Wave action necessarily increases with boat traffic.
- Boats can adversely affect aquatic plants either directly, through contact with the propeller and boat hull, or indirectly through turbidity and wave damage. Propellers can chop off plant shoots and uproot whole plants if operated in shallow water. Increased waves may limit growth of important emergent species. Boats may transport non-native species, such as Eurasian watermilfoil from one body of water to another. Researchers have documented a negative relationship between boat traffic and damage to submerged aquatic plants. The primary mechanism appears to be

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<sup>1</sup> The Effects of Motorized Watercraft on Aquatic Ecosystems by Timothy R. Asplund, Wisconsin Department of Natural Resources, Bureau of Integrated Science Services. March 17, 2000, PUBL-SS-948-00

direct cutting of plants, as researchers have noted floating plants in the water following heavy boat use.

- Boat movement can affect individual fish directly by disturbing normal activities such as nesting, spawning, or feeding. Increased turbidity from boats has been observed interfering with site-based feeding or success of eggs or fish spawning.
- Many wildlife species are disturbed by boat activity. For some species, this may represent just a temporary disturbance, with little long-term effect. For other species, or in cases where unique habitats are disturbed by high frequency or intensity of boat use, boat activity can have permanent or long-term effects on the entire population. Migratory birds may require more protection as their energy needs can easily be disrupted by excessive disturbance.

**Invasive Species:** The Lake Association is currently spending several hundred thousand dollars annually to combat aquatic invasive species present in Lake Leelanau. Increased boat usage by boat which are also used in other lakes will significantly increase the risk of introduction and re-introduction of invasive species like Eurasian watermilfoil. While boat washes help, they do not eliminate the problem unless used properly by all transient boats. In *Risk of Invasive Species Spread by Recreational Boaters Remains High Despite Widespread Adoption of Conservation Behaviors*<sup>2</sup> Ellen Cole, Reuben P. Keller and Kelly Garbach report that the risk of invasive species from boaters traveling to different lakes is substantial even with conservation efforts. For this reason, we believe mandatory boat washing of all transient boats by trained staff is critical if the community is to continue to make progress in our collective fight against Eurasian watermilfoil.

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<sup>2</sup> Risk of Invasive Species Spread by Recreational Boaters Remains High Despite Widespread Adoption of Conservation Behaviors by Ellen Cole, Reuben P. Keller and Kelly Garbach, Institute of Environmental Sustainability, Loyola University



**Development on the Shoreline, Impacts of the Sewage Lagoon and Wetlands:** Michigan’s *Guidebook of Best Management Practices for Michigan Shorelines*<sup>3</sup> describes the impact of nonpoint sources (pollution from widely distributed sources as compared to pollution from a pipe) such as septic systems, impervious surfaces and stormwater runoff. Impacts include sedimentation, turbidity, disturbed or destroyed fish habitat, oxygen depletion, algal blooms, bacteria, odors, fish kills, pesticide toxicity, and wetland degradation.

\* \* \* \* \*

Northgate’s proposed expansion plan is likely to result in significantly increased pressure on Lake Leelanau—from on-shore activities and boats. The Lake Association is deeply concerned that the plan, as proposed, will materially damage the environment.

Moreover, as many members of the community have observed and as the Lake Association agrees, the proposed expansion is inconsistent with Section 7.2.3 of the Centerville Master Plan Natural Resource Goal which underscores the need to “[p]rotect the natural resources [of the Township], which are the basis for recreation, agriculture, scenic beauty and rural character and our health and well-being.”

*Note: Before the Association had reviewed Northgate’s proposed development plans, representatives from the Lake Association’s board met with representatives from Northgate to encourage them to join the Association and to open a dialogue. After reviewing Northgate’s plans, the Association summarized its concerns in its written comments to the Planning Commission on August 22, 2022. Subsequently, on September 26, 2022—just last week—the Association received a letter from Northgate proposing revisions to their initial plan and asking*

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<sup>3</sup> Guidebook of Best Management Practices for Michigan Shorelines, Michigan Department of Environmental Quality, Surface Water Division. October 1998.

*representatives from the Association's board to meet to discuss the proposed changes. The Association declined to meet, not out of a lack of interest, but because the Association felt a meeting so close to the Planning Commission's public hearing on October 3 might be misconstrued. As the Association indicated in an email to Mr. Bossenbroek on September 27<sup>th</sup>: "We do not represent all of the stakeholders involved (in the community), nor do we wish to give you or any other party the impression that we seek to engage in side discussions which may be perceived to undermine the Planning Commission's responsibilities or authority."*

The Board of Directors  
Lake Leelanau Lake Association

## FW: A couple more public comments about Leelanau Pines Campground

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From: timjohnson@centurytel.net

To: caryweed1@gmail.com

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

Date: Friday, September 30, 2022 at 09:41 PM EDT

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Carolyn,

Thank you for your comments. I have forwarded them to the other PC members and they will be made part of the public comment.

Tim.

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**From:** Carolyn Weed <caryweed1@gmail.com>

**Sent:** Thursday, September 29, 2022 7:06 PM

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

**Subject:** A couple more public comments about Leelanau Pines Campground

I am attaching a public comment about the September 21 meeting and another public comment for the record about the nature of our conservation easement in the Rice Creek watershed.



Public comment with respect to Meeting September 21.pdf  
47.2kB



Untitled attachment 00285.htm  
290B



Conservation Easements Rice Creek.pdf  
39.7kB



Untitled attachment 00288.htm  
226B

To Centerville Township Planning Commission  
From Cary Weed, 6700 S. French Rd., Centerville Township  
September 29, 2022

### **Public Comment about Protection of Rice Creek and the Lake Leelanau Watershed**

Four properties “upstream” from Leelanau Pines Campground in the Rice Creek watershed protect the water quality of the creek and the Lake Leelanau watershed with conservation easements to the Leelanau Conservancy. It is important for the purposes of reviewing the applicant’s proposal to know that the protection of these lands was made possible both by the generosity and concerns of us landowners and also by grants funded by the State through the Clean Michigan Initiative under the Lake Leelanau Watershed Management Plan. Matt Heiman, Director of Natural Land Protection for the Leelanau Conservancy, writes that:

Combined with Leelanau Conservancy and local landowner match, **these funds have established 16 permanent conservation easements that protect 780 acres in the watershed – with approximately ¼ of that (193 acres, 4 CEs) lying in the Rice Creek subwatershed.** Permanent conservation easements help prevent nutrient inflows, sedimentation and critical habitat loss, all of which are identified as *pollutants* that threaten to degrade the designated and desired uses identified in the Lake Leelanau Watershed Protection Plan (approved for EPA 9 elements September 2010, updated 2021).

Ironically, despite community efforts to protect the watershed, the bottleneck for meaningful protection of Lake Leelanau could occur at the most environmentally sensitive location, the mouth of Rice Creek and the wetlands on the shores of the Lake, where the expansion of the campground together with increases in storm water and site-treated septage pose serious threats.

To Centerville Township Planning Commission  
From Cary Weed, 6700 S. French Rd., Centerville Township  
September 29, 2022

**Public Comment Regarding Proposed Expansion of Leelanau Pines Campground:  
Planning Commission meeting and Site Plan Review on September 21, 2022**

This public comment focuses on discussion and comments by the applicant, the Centerville Township Planning Commission, and the general public during the Meeting held on September 21.

In response to Centerville Township Planning Commission questions, the Leelanau Pines Campground applicant argued in its submissions for the September 21 meeting that the proposed project is “rural” by nature. Rural is a relative term. The applicant’s response begs the question of whether the proposed expansion is appropriate for the particular rural site and whether it is compatible with the type of rural environment, described by the vision of the Master Plan, that exists in Centerville Township and is valued by its residents. Such expanded use(s) would have negative impacts not just in Centerville Township, but around the Lake Leelanau basin and inevitably would impact the water we share and have a public trust obligation to protect. It does not suffice for the applicant/developer to claim as they have, “Not to worry, we will obtain the necessary permits,” because collectively the permitted activities may still impair or pollute the lake and stream. The Michigan Environmental Protection Act (MEPA) imposes a duty, when considering the application for expansion of the Leelanau Pines Campground, to protect the public trust in our precious natural resources including Rice Creek and Lake Leelanau. See:

<https://dspace.nmc.edu/bitstream/handle/11045/10580/MEPA-Summary.pdf?sequence=1>

As the Site Plan Review process unfolded during the meeting on September 21, the Planning Commission members seemed to be groping their way through items in the Zoning Administrator’s list without adequate information, expertise or time to review. Especially considering broader community and environmental interests and the overwhelming negative public response, if this project goes forward in the review process, it requires a thorough review and the Township should have the benefit of technical information and analysis that simply is not yet available, for example: studies of water withdrawal and discharge and suitability of soils on site; accurate estimates of tree and vegetation removal; accurate estimates of site coverage including roads (excluding the inventoried wetlands when calculating percent of total); a plan to protect the natural environment during construction; evidence that a 25 year rain event is an appropriate target in an age of climate change on a site where detention basins are located adjacent to an inventoried national wetland, a fragile shoreline and stream. The list goes on and could include a hydrogeologic study of the site; other environmental impact studies for wetlands, lake, stream, and surrounding areas; sound modeling and visual studies, perhaps even a survey of nearby landowners. The Township has



discretion to require the expert assistance it finds necessary to meet its responsibilities, and the developer needs to provide honest answers and funding for studies and analysis.

Also, the process as it began on September 21 was putting the cart before the horse, getting mired down in specifics as though approval were preordained. The place to start and perhaps the place to end the review is with the Master Plan. Audience member and lawyer with zoning experience, Gary Ford, made a relevant public comment with respect to the critical importance of compliance with the Master Plan in reaching a decision about the proposal, especially the importance of section 8.4, where the Master Plan does not anticipate expansion of current uses for the Commercial/Resort district. The proposed project greatly expands the number of campsites, the number of transient campsites (think more generators, more camp fires, more parties, more impact), and it expands the number of activities and nature of uses (miniature golf, store, lakeside pools and pavilions, etc.). It has the potential to irrevocably alter the nature of Lake Leelanau and the Township.

I do not think the Planning Commission needs to look any further than the continuing entirely negative public response together with MEPA and the Master Plan, especially the Vision statement and sections 8.3.2 and 8.4. Sufficient reasons already exist for exercising discretion to deny the permit.

## FW: Northgate - Leelanau Pines Campground

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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: Friday, September 30, 2022 at 06:01 PM EDT

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**FYI**

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**From:** James Schwantes <centervillesupervisor@gmail.com>  
**Sent:** Friday, September 30, 2022 11:43 AM  
**To:** jkaye123@aol.com  
**Cc:** Tim Johnson <timjohnson@centurytel.net>  
**Subject:** Re: Northgate - Leelanau Pines Campground

Thank you for your input. I am forwarding your email to the Planning Commission chair to include in their deliberations on the site plan for the campground. JIm

On Thu, Sep 29, 2022 at 5:20 PM [jkaye123@aol.com](mailto:jkaye123@aol.com) <[jkaye123@aol.com](mailto:jkaye123@aol.com)> wrote:

[Sent from the all new AOL app for iOS](#)

Dear Sir,

It has come to my attention that many good points have been made already about the difficulties a large expansion of the Leelanau Pines Campground can cause in our Land of Delight. The negative impact it will have on the existing natural beauty of the park, including the precious shoreline and wetlands, the increased road usage of potentially over 300 more cars every week, introducing invasive aquatic life into the lake, the increased noise level traveling across the water, disturbing the peace and quiet we all are treasuring here in Leelanau county. However, as far as I am aware, nothing has been discussed about Northgate's plans with what to do about all the increased waste. This of course includes extra sewage Northgate will incur by doubling their camper occupancy and possibly tripling in the future. Also swimming pools, stores and a pavilion will add to more waste products. What is happening with that? Might there be a danger of polluting the ground so close to our precious lake? What is their plan? Even though, they own the land and the business, I am opposed to the large, theme park-like scope of the expansion.

Sincerely,  
Yoka Kaye  
248-930-7493

Very concerned and living fulltime on Lake Leelanau less than a mile away from

the Leelanau Pines Campground. Cottage owner since 1981.

Sent from my iPhone=

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

## FW: Northgate proposed Leelanau Pines Project

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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: Thursday, September 29, 2022 at 01:24 PM EDT

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FYI

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

From: Cathy Sehnert <[cathysehnert@gmail.com](mailto:cathysehnert@gmail.com)>

Sent: Thursday, September 29, 2022 12:58 PM

To: [timjohnson@centurytel.net](mailto:timjohnson@centurytel.net)

Subject: Northgate proposed Leelanau Pines Project

I wanted to forward this to you. I think it is well written, and can be applied to Leelanau Pines project as well. Northgate could care less about the community we love & call home. Thank you for serving on the commission. You are appreciated. I'm sure you don't hear that enough.

Cathy Sehnert  
3421 S Sunrise Ln  
Lake Leelanau, Michigan 49653



image0.jpeg  
327.4kB



Untitled attachment 00139.txt  
20B

4:24



4 Messages



Letter in Northern E...



Craig Brigham has a great Letter to Editor in the new Northern Express I picked up yesterday. It's too long for the Enterprise to publish, but, he did a great job.





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**FW: Comments from Campers at 13 Northgate Campgrounds**

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From: timjohnson@centurytel.net

To: dana\_boomer@yahoo.com

Date: Thursday, September 29, 2022 at 11:48 AM EDT

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Forwarding with the attachment this time! Sorry...

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

**Sent:** Tuesday, September 27, 2022 8:13 PM

**To:** timjohnson@centurytel.net; tim@allpermits.com; jamiedamm@gmail.com; lindykellogg@gmail.com; joe.mosher@gmail.com; dan@hubbelfarm.com

**Cc:** john.stoller@comcast.net

**Subject:** Comments from Campers at 13 Northgate Campgrounds

I live on Glazier Beach, one mile north of the Leelanau Pines Campground. To better assess the impact of a potential campground expansion by Northgate as its manager, I spent considerable time surfing the internet for feedback from campers at other Northgate parks. The attached document contains the complaints that campers from 13 of Northgate's parks have posted on the prominent campgrounds.rvlife.com and Yelp websites . As you will see, the common complaints revolved around general noise, loud and sometimes vulgar music played during the day and after quiet hours, rules not being enforced, excessive drinking, poor and sometimes absent management, and flocks of children running around the campground

unattended. These are actual quotes from concerned campers and reflect the type of atmosphere and negative impacts that might occur with an expanded Leelanau Pines. The greater the number of campers, the greater potential for such problems - problems that impact the residents surrounding the campground and those trying to enjoy peaceful times on the lake.

I trust that the Planning Commission Members will review these complaints and take them into account in determining whether an expanded Leelanau Pines campground with such conditions would be in conformance with the spirit and provisions of our Township's Master Plan and Zoning Ordinance, both of which have been established to preserve the peaceful, rural atmosphere of our community.

Thank you all for the time and effort you are giving to this important decision!

John Stoller



Camper Reviews from 13 Northgate Campgrounds.docx  
22kB

## **Northgate Camper Reviews**

**(Posted on Campgrounds.rvlife.com and Yelp Websites)**

Searching through these websites, the common complaints revolved around general noise, loud and sometimes vulgar music played during the day and after quiet hours, rules not being enforced, excessive drinking, poor and sometimes absent management, and children running around unattended (given the wide range of amenities and activities throughout the parks). Below are the actual comments from the campers:

### **Jellystone Park on Barton Lake (Fremont, IN)**

“If you are looking for a nice quiet park to sit by the lake and enjoy nature, this isn’t your park.”

“It’s not quiet and peaceful during the day. It’s jam-packed with activities for families. There are several playgrounds, jumping pillows, miniature golf, four swimming pools, water slides and a splash pad.”

### **Jellystone Park Lazy River (Gardiner, NY)**

“We won’t be back . . . Rules are plentiful but not enforced. Cabin across from us was flying a drone over campsites, loud blaring music till all hours, etc.”

“The other main problem is it gets VERY loud at night. Lots of loud music late at night. People set up outdoor tower speakers and blast music as late as 3 a.m.”

“Very noisy.” “This place is packed with lots of children and they have lots of teenagers running it. If I see the name Jelly anything I will speed by. Learn how to run a campground.”

### **Jellystone Park Glen Ellis (Glen Ellis, NH)**

“It is supposed to be family friendly, but they should call it alcohol friendly. If you want to be bullied by drunks, come here. Lots of activities for children, but way too crowded to enjoy it . . . Very little staff and security . . .”

“Quiet hours are NOT enforced; Yogi parades at 8:30 PM are flashy and disturbing . . . you get the point . . . sure, this type of “camping” will make some people happy, but those of us who LOVED Glen Ellis Family Campground are devastated.”

“This year was our first year at ‘Yogi Bear’ and it was too much. Golf carts everywhere, hayrides through campsites with music blasting, extremely over congested . . . Extremely disappointed to see what once was a relaxing campground turn into something like this.”

“Been coming here for years. Honestly best camp ground anywhere, till it changed . . . there is too much noise, not well policed with all the noise. . . there are too many activities. I was always having to go do something else I couldn’t relax.”

“We had particularly loved that it was a quiet, family-oriented, beautiful, low-key campground with just enough amenities to keep us busy, but the focus was really on being in the outdoors and the natural beauty of the campground.”

“Most flagrantly – the campground itself hosted twice-daily hayrides/parades with 50+ people packed on a trailer and at least as many kids and adults on bicycles following close behind, driving around the entire campsite with blaring music and lights, as well as evening movies with close to 100 people packed in . . . .”

“I’m done, loved it here because it was quiet family friendly and none of the bull\*\*\*\*t that comes with resort camping.”

“There were some pretty loud campers that kept our kids up past midnight . . . so the quiet time is not enforced.”

### **Camp Fimfo RV Resort (Breux Ridge, LA)**

“This park is a little too big for anyone seeking a quiet camping experience, as this is a noisy park. Not noisy in the obnoxious sense, but busy with sounds from the constant movement of RV’s, travel trailers, golf carts and kids playing . . . .This is not the place to go for a quiet weekend getaway.”

“This place is nice, but would you like to listen to loud country music after midnight (writing at 12:30 AM now) . . . . Left a voicemail, but nothing happened. Quite disappointing . . . .”

“Disappointed that, despite posted quiet hours and security folks running around in golf carts, we were treated to an obscenity-laced hootenanny that lasted till 2:30 AM Sunday morning.”

“Had we known this was a huge Disney land type crowd, we would not have stopped here. This place was too crowded and noisy for our taste.”

“People openly consuming alcohol while driving golf carts. Music so loud in the pool area you can’t hold a normal voice level conversation. Partying boozers everywhere. Kids running wild on foot and bicycles.”

### **Jellystone Park Luray (Luray, VA)**

“Our neighbors kept us up until almost 2 am. I asked them multiple times to bring the volume down but it only got louder as they laughed at us for asking them to turn it down. After the third time I asked them to be quiet at 1:30 am, one of the campers attempted to fight me. The next day we told the ranger station what happened and asked if we could get a partial refund to leave early. The manager said they would not give any refunds after your first night stay. Not to mention, our picnic table had an entire plank missing out of it, and the site was so uneven we could not set up our tent properly. This campground is nothing more than a resort for locals of Luray to come get drunk and raise hell all night. The park had absolutely zero apology for our experience.”

“With the miniature golf, laser tag, water park, activities, arcade, several playgrounds, volleyball, Gaga ball, and basketball courts as well as planned activities, this really is a destination campground.

### **Jellystone Park Tower Park (Lodi, CA)**

“There is no one enforcing rules, it seems to be a free for all with the kids and their parents being elsewhere.” “There haven’t been too many issues with crudeness, but you can definitely tell these weekenders are here to party.”

“We had neighbors in a cabin across from us that clearly did not know how to respect other campers and were blaring their explicit rap music all day/night, every day from their parked cars. Security? Rules? Never once saw security enforce a single rule or tell the cabin group to turn their music down, for the entire 3 days they were there. I didn’t mind the music, but the volume and constant explicit lyrics non-stop in a family-oriented campground was a huge negative on our first visit to Jellystone. However, after the holiday weekend and after the trashy neighbors left, like magic, security appeared at 10pm to remind my family that it was quiet hours.” “The manager was never seen anywhere in the park.”

“I would try Jellystone again for my little ones, but would definitely pay for a pull through or premium space in the new section, away from the drunken cabin dwellers that are here just to party and blare explicit music all day/night. On the bright side, my kids got a lesson on how not to act thanks to the example of our classless neighbors.”

“Loudest campground ever. Park rules not enforced at all. Music playing well after midnight. Golf carts and cars blasting music all day.”

“The May Day weekend crowd was of the loud, rude, vulgar language types. Nobody follows posted rules whether they be of traffic directions, picking up after dogs, bicycle safety rules, etc. The big weekend crowd as a whole I guess never saw any of the trash cans scattered EVERYWHERE throughout the grounds. What was worse is 3 days after the weekend the same garbage was still scattered around the ground.”

“The crowd there wasn’t the most family friendly environment. A lot of loud music with bad language.”

### **Jellystone Park Quarryville (Quarryville, PA)**

“Our issue was with our neighbors that rented the 3 sites next to us in 116-118. They didn’t have any campers, but instead turned all 3 sites into what looked like a homeless encampment. They had at least 9 sleeping tents, plus 2 canopy tents over picnic tables, they strung up clotheslines and displayed all their dirty laundry and played their Mexican music loudly all day and night. We couldn’t hear or enjoy our music outside our RV because theirs was so loud.” “Several of us at sites around them discussed how trashy and low class their encampment looked and how rude they were with music.”

### **Jellystone Park Lakes Region (Milton, NH)**

“We didn’t observe anyone monitoring quiet times or respectful noise levels. Three cabins down blasted music all day and night, so loud we couldn’t hear our own music. Additionally, for our last two nights, there was a couple in the cabin next to us arguing all night inside and outside of the cabin, swearing at one another, etc. and there wasn’t anyone around to monitor.”

“No longer family owned, not so quiet anymore . . . (quiet time is not enforced as much now as it previously was).”



### **Jellystone Bear's Clay Resort (N Lawrence, OH)**

"Our first night there a family staying in a cabin 2 down from us and an RV decided to basically see who could play their music louder so they didn't have to listen to each other's. We called park security a dozen times and no one ever answered. The people in the other cabin also smoked weed nightly and screamed and swore at their kids."

"The day pass users received all the privileges of campers, and quite frankly abused the parking lots and beach area."

### **Camp Fimfo Texas Hill Country (New Braunfels, TX)**

"Quiet hours were stated, but not enforced. Lots of unsupervised kids, but it's marketed as a family spot."

### **Jellystone Camp Resort (Williamsport, MD)**

"The place was a kids paradise, however it was crowded and noisy."

"I've been coming here for several years. It's just not the same since Northgate Resorts took it over. The sites are probably in the worst shape that I've ever seen them. They are minimally maintained to the point that it's getting difficult to determine where the grass starts and the RV pad starts. The dog waste bin hasn't been emptied once since we've been here for the last several days. Its over full. The PutPut has had nothing repaired or updated for decades and is falling apart. The Astro turf is worn out, obstacles are broken, the ball holes are full of dirty gross water." "This place is very mismanaged."

### **Jellystone Park Hill Country (Canyon Lake, TX)**

"Very surprised by the number of young kids around virtually unsupervised." "Live music Saturday night."

### **Jellystone Park Guadalupe River (Kerrville, TX)**

"Quiet time on the weekends doesn't start until 11 pm which is quite a bit later than anywhere else I have stayed."

"The only criticism is that on the weekend when there's lots of kids, they were riding their bikes after dark and running around playing and making noise."