

To: Centerville Township Planning Commission

From: Michele Uhaze, 6150 East Amore Rd. Lake Leelanau

Date: 2.18.24

After reviewing the plan submitted to the Centerville Township planning commission for a Glamping Resort to be built on Amoritas' Vineyard property by Under Canvas, I am alarmed on many points and would like to highlight those here:

1. Lease Agreement between Amoritas and Under Canvas:
 - Amoritas has entered into a lease agreement with Under Canvas. We do not know the terms nor the length of that lease agreement and what profound changes Under Canvas could/will continue to make to the property in the future.
 - When the commission raised the question to Amoritas owners and the representatives of Under Canvas about spraying the vines, with potential camp sites a mere feet from the vines, they were unable to answer the question clearly. In fact, their response made no sense when they stated they "may have to spray each vine individually". Which is not realistic and begs us to ask the question -will the vines even be a part of their proposed development.
 - Under Canvas indicated they are not legally bound to disclose the terms of the lease. Will Under Canvas then decide that only a small portion of vines be available as demonstration garden to visitors to maintain it as a "working farm" and this property be overdeveloped?
2. Under Canvas is a developer funded by a multi-billion-dollar equity firm. If this plan is approved, we will forever see the landscape of Leelanau County changed. Approval of their proposed plan would open the door for other developers to degrade and develop Leelanau County rural spaces.
3. Throughout the proposal, Under Canvas refers to the importance of the RURAL nature of the space is: On Page 6 – "utilizing the RURAL character of the Farm" "maintain open space", On page 7 – "limiting the impacts of DEVELOPMENT" Page 10 – "peaceful rural character of the township On Page 14 – "To Preserve open space and farmland"
 - In the Development plan presented by Mansfield, it refers to "Demolition" to make way for this development. They are going to destroy precious resources, the hundreds of mature trees that line Amore Rd. for their own personal gain.
 - On page 24, Under Canvas' proposal would require a special use permit since MLCC (Michigan Liquor Control Commission) prevents any entity in another regulated tier – in this case UNDER Canvas as a retailer from entering into a lease agreement. Under Canvas is therefore asking for an exception and asks the county to certify the property as URBAN, COMMERCIAL or for Redevelopment. NOW that is a major red flag, since multiple times throughout the proposal Under Canvas refers to it as rural, and to protect the land with minimal development impact and yet they need to it be certified for Commercial Redevelopment to fit their plan. Such commercial use would be against the vision of the Township Master plan. "Preserving Open Space and Farmland" does not

agree with “Urban, Commercial and Re-development” It’s a contradiction and this alone should be reason to deny this proposal.

4. On page 12 – the proposal says that “none of the proposed improvements are visible from outside the property boundary”. That is simply not true. My entire back yard borders Amoritas vineyards property and will have a full view from the eastern and southern boundaries.
 - a. We have created plantings and gardens, added nesting boxes for birds in our backyard that borders this proposed site. How will the potential campers know borders and not trespass. They won’t!

I implore the planning commission to not approve this proposal by Under Canvas – we cannot allow this special place we call home to be lost to commercial interests. We, as many of you do, live in Centerville Township in Leelanau County for the Quiet, the Solace the Peace of the area. Our landscape is precious and has inherent value that is much greater than Under Canvas’ financial interest and their goal as quoted by their Chief Development Officer – “for an aggressive system wide growth to develop...new locations across the U.S” Is Centerville Twp to become another stop on Under Canvas’ Aggressive growth goal? I sincerely hope not.

Thank you for your time and all that you do for Centerville Township.

Michele L. Uhaze

Amore Road Resident