

LPN - Leelanau Pines Campground

Responses by Northgate Leelanau Pines, LLC on September 19, 2022 (in blue arial italicized font)

Please note that not all of the questions are relevant or applicable to the application review process or statutory review requirements. Therefore, less detailed responses are provided for non-applicable questions. However, out of courtesy to the neighbors, and cooperation with staff and the planning commission Northgate has made an effort to respond to all items in some fashion.

Please be advised that Northgate has opted to remove the future phase from the site plan and special land use application. This reduction of 113 campsites will improve the tree preservation, screening, buffering, and should adequately address the public concerns associated with additional vehicle traffic and boating impacts.

Please note that many of these answers were provided in the project introduction and dialogue during the public hearing held on August 29, 2022. We understand that the audio may have been difficult for some residents to hear, and therefore are providing repeat answers. As a result, some less detailed explanations are provided for repeat answers.

**Questions from PC members, Public Hearing Comments, and Staff
September 14, 2022**

Environmental Concerns

The proposed expansion has a direct impact on sensitive wetlands and shoreline. How many acres do you intend to clear or develop of the total undeveloped area and what is the estimated tree removal (#) that will result?

Any proposed impacts on wetlands and shoreline are governed by the State of Michigan Department of Energy, Great Lakes, and Environmental Quality (EGLE – pronounced “eagle”). These impacts require a state permit application process, which is customarily a Condition of Approval on site plans and special land use permits. EGLE’s wetland regulations require extensive research, review, justification, and acceptance prior to work authorization.

The tree preservation areas are provided on the landscape drawings L101-L104 and are scattered throughout the campground to protect

	<i>the resource to the greatest extent possible and enhance the camping experience.</i>
What steps have you taken to ensure that clearing and/or development of along Rice Creek, the Rice Creek Watershed, or the lake shoreline will not affect the sensitive wetlands?	<i>The development strives to protect Rice Creek, the shoreline and sensitive wetlands by preserving the hydrology (maintaining the current stormwater runoff patterns). Additionally the stormwater will be pretreated by detention areas in accordance with Leelanau County Drain Commission Standards prior to discharge.</i>
How will stormwater runoff be managed to address the increased risk resulting from areas being cleared and developed, including impervious surfaces? Runoff concerns relate to both risk exposure for wetlands around Rice Creek watershed and the lake. Specifically: <ul style="list-style-type: none"> o It appears that the boat launch circle drive is within feet of the water's edge. How will you handle the runoff from the asphalt road surface? 	<i>The existing hard-pack gravel boat launch circle drive is also within a few feet of the water's edge. The proposed resurfacing will not change the existing drainage pattern.</i>
What are your plans for managing shoreline setbacks? Specifically: <ul style="list-style-type: none"> o Please confirm the single story camp store minimum setback of 40' from the water's edge on the plan. 	<i>Confirmed.</i>
<ul style="list-style-type: none"> o The camp store's lakeside patio or decking is right up to the water's edge. Explain how that is not an encroachment into the required 40' setback. 	<i>The planning and zoning language quoted needs to be clarified. The ordinance definition of "setback" is, "The minimum distance from the lot line within which no buildings or structures, including overhangs, may be placed, except as otherwise provided in this ordinance." Therefore, surface or subsurface improvements like patios, decks, septic fields, or similar features are legally permitted within those areas.</i>
How do you plan to ensure that the expanded demands on the existing lagoon do not generate any additional runoff or nutrient inflow to the lake, impacts to soil health, or other contamination of the shallow water table at the location?	<i>The sanitary sewer lagoon is permitted and governed by EGLE. Some of EGLE's governing criteria are the protection of public health, groundwater, and the environment. All sewage processing and discharge must fall within their permit criteria.</i>

Boat and Other Water Vehicles Traffic Concerns	
	<p><i>Please note that the Boat concern responses are provided as a courtesy only. The site plan application does not propose to add slips or boat launches. All launch and dockage facility repairs and modernization is governed by EGLE through a permit application process with public notification.</i></p>
<p>Beyond the 82 slips presently available, do you intend to allow residents and campers to launch their boats for daily use? If so, what do you estimate that traffic to be?</p>	<p><i>The existing boat launches currently allow day use by campers. The reconstruction and modernization of the launch will continue to allow day use by campers. Continuing to use the existing boat launches for day use is allowed by right in the Commercial Resort zoning district. Day use camper boat traffic estimates are not available at this time.</i></p>
<p>Regarding the previously forwarded attorney opinion are these daily uses considered keyhole- ing ? Please provide a response regarding whether or not you consider the use of the launch for day-use boaters to be keyhole-ing.</p>	<p><i>Keyholing in the ordinance is defined as “The practice of using one or more lake lots as Lake access for one or more off lake lots.” As stated in the September 29 public hearing, the property (lake lot) has over 2,900 linear feet of lakeshore frontage with only 427 feet of road frontage. The Leelanau Pines property geometry and boat use situation is the opposite of keyholing.</i></p>
<p>With the substantial increase of the number of campsites and only 82 slips available for boat use, how do you propose to handle boaters daily in and outs when there is no temporary mooring in the lake?</p>	<p><i>The existing boat launches currently allow day use by campers. The reconstruction and modernization of the launch will continue to allow day use by campers.</i></p>
<p>Do you now and do you intend to allow non-camp residents to launch boats and/or store trailers on your property?</p>	<p><i>The existing boat launches and trailer storage areas currently allow use by campers and staff. The reconstruction and modernization of the boat launch and trailer storage areas will continue to allow use by campers and staff.</i></p>
<p>Do you now and do you intend to rent boat slips to non-camp residents? If yes, what percentage are rented to non-camp residents?</p>	<p><i>The existing boat slips allow use by campers and staff. The reconstruction and modernization of the boat slips will continue to allow use by campers and staff.</i></p>
<p>There are considerable efforts underway to combat the invasive species Eurasian Milfoil. We note the presence of</p>	<p><i>The proposed boat wash facilities will be mandatory for boats entering the lake. We will have signage indicating that the boat wash is mandatory for all</i></p>

<p>a boat washing station in the application. What protocols will be in place to supervise and ensure guests are properly washing boats and other water vehicles before and after they enter or exit the lake? Will there be an enforced requirement? How will you enforce the use and educate users on how to properly wash their water craft? Will staff be responsible for washing water craft?</p>	<p><i>boats entering the lake. We will have signage providing education on the benefits and instructions on the use of the facility. Day-use boating activity levels are not expected to merit direct staff oversight. This innovative wash station will be a great example for other public and private boat launches to follow as we are unaware of any others on the Lake.</i></p>
<p>What plans, policies, and/or procedures will you establish to ensure responsible boating and on- water traffic habits by your residents. Including, but not limited to, maintaining safe distances from other boats, maintaining safe distance from docks and swim areas, and excessive congregation of boats in-front of shoreline properties.</p>	<p><i>The operation of watercraft on Lake Leelanau is governed by Michigan DNR, Michigan State Police, and Leelanau County Sheriff. The same rules and enforcement will apply to Leelanau Pines boaters that apply to public day-use boaters from the existing public launches as well as private seasonal boaters from private cottages and docks, (just like they currently do). No changes to boating regulations or law enforcement are proposed.</i></p> <p><i>With over ½ mile of lake frontage and sandy bottom to choose from in front of the campground property, excessive congregation in front of other private properties is not anticipated.</i></p>

Camp Operations Concerns	
<p>What are the intended hours of operation and defined "quiet hours" for LP residents?</p>	<p><i>Quiet hours are from 10:00 p.m. - 8:00 a.m. and are strictly enforced.</i></p>
<p>What noise mitigation controls are you implementing for the proposed increase in occupancy?</p>	<p><i>Strictly enforced quiet hours.</i></p>
<p>What is the intended season of operations included opening and closing dates?</p>	<p><i>The 2023 operating dates are May 5th - October 14th. In general, our season begins around May 1st and ends around November 1st.</i></p>
<p>What is your average occupancy rate in current configuration? How do you anticipate occupancy rates being after expansion?</p>	<p><i>Occupancy rates and projections are proprietary Northgate business information. Our goal is always to be fully occupied.</i></p>

<p>What is the current and expected ratio of seasonal residents to transient residents?</p>	<p><i>Seasonal and short-term rental ratios are proprietary Northgate business information. Our goal is always to be fully occupied. We expect that most of the seasonal occupants will continue to be campers and that most of our new spaces will be short-term guests. The ratio may change over time based on any number of factors including market demand.</i></p>
<p>Electrical systems seem to be maxed out based on input from campers and neighbors, what are the plans to increase the electrical capacity of the resort?</p>	<p><i>Our ongoing communications with Cherryland Electric system engineers have not identified capacity concerns with serving Leelanau Pines and neighbors in either the existing condition or accommodating the proposed growth. In the event that Cherryland Electric determines that their system needs to be upgraded to serve our proposed growth, we would rely on them to upgrade their system.</i></p>
<p>Current campers state there are staffing shortages, how will that be addressed with a two-fold increase in occupancy?</p>	<p><i>We employed 13 team members from the community of Cedar and 5 seasonal campers during the 2022 prime camping season. That staffing level was consistent with or exceeded staffing levels of the prior years.</i></p>

Road Traffic Impact Concerns	
	<p><i>Please note that the Road Traffic Impact Concerns are governed by the Leelanau County Road Commission (LCRC). The LCRC has required a Traffic Impact Assessment as part of the Leelanau Pines driveway improvement permit application process. The traffic questions and answers are relatively technical in nature, have been studied with computer models, and are provided within that study as well as any resulting recommendations. The Road Commission has required that an MDOT compliant drive entrance be provided and the model supports that this entrance will operate efficiently. The model has also shown that the existing local road network has the capacity to handle the additional traffic without additional improvements being necessitated at nearby intersections.</i></p>
<p>What # and % of the RV spaces would be full season residents and what # and % would turnover routinely?</p>	<p><i>See Traffic Impact Assessment</i></p>

How does that compare to current operations?	<i>See Traffic Impact Assessment</i>
How do you intend to manage the increased traffic in and out of the resort?	<i>See Traffic Impact Assessment</i>

Social & Physical Infrastructure Concerns	
What incremental demands do you anticipate this expansion would put on existing utilities which historically have already been strained by the campground? How do you ensure that campground expansion does not create excessive demands that negatively impact the broader area's energy needs?	<i>Our ongoing communications with Cherryland Electric system engineers have not identified capacity concerns with serving Leelanau Pines and neighbors in either the existing condition, or accommodating the proposed growth. In the event that Cherryland Electric determines that their system needs to be upgraded to serve our proposed growth, we would rely on them to upgrade their system.</i>
Have you considered the incremental demands that this may put on local police, fire, and emergency response services? Do you have confidence that this expansion and resulting increase of visitors is within local capacity to accommodate?	<i>The police, fire, and emergency response departments have all received copies of the proposed campground improvements and evidence of the communications submitted to the planner as required by Centerville Township Ordinance. These agencies have provided feedback which has been incorporated into the site plan accordingly.</i>

Pollution/Neighboring Property Concerns	
What policies or procedures will be implemented to control against negative impacts of noise and light pollution resulting from the expansion?	<i>As mentioned previously, quiet hours extending from 10:00 p.m. to 8:00 a.m. are strictly enforced. The intent of the campground is to have limited artificial outdoor lighting in keeping with the camping experience. Outdoor lighting will be dark sky approved with full cut-off fixtures. Lighting will be used to enhance the camping experience and improve safety. It will comply with local, state and federal codes, and will promote dark night sky preservation. Outdoor illumination will be low intensity and will be provided only where necessary for safety. This includes the entry sign, major interior intersections, and buildings. Existing lighting is to remain.</i>

<p>Because residential zoning districts border the north and south property lines, what precautions will be taken to minimize or prevent noise/sound, odors, or campfire smoke from traveling across the property lines. Is there a proposed landscape plan including additional landscaping, screening, or buffering including but not limited to berms between the campsites that are close to the residential use areas?</p>	<p><i>We will maintain the current landscape buffer with enhancements in key areas to minimize visual impact.</i></p>
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Studies, Analyses and Outside Agency Questions	
<p>Have you received comments back from EGLE on the campsite expansion, and if so, what requirements will they have?</p>	<p><i>The EGLE campsite expansion permit is a licensing process, not a zoning entitlement process. Any EGLE licensing requirements will be accommodated, and addressed with the Township if they impact zoning requirements.</i></p>
<p>Will the proposed walking trail impact the fragile wetlands and has EGLE stated on the record that they will be issuing a permit for this walking trail?</p>	<p><i>The EGLE pre-application response letter indicates that the permitting requirements have also been copied to Centerville Township. The approval of the planning commission for Northgate to construct a walking path in the wetlands does not obligate Northgate to build one. Without EGLE's concurrence, the path will not be built. See the Environmental Concerns response section above.</i></p>
<p>During the Public Hearing, comments were made regarding a need for an Environmental Assessment as recommended by the Leelanau County General Plan (LCGP) and Part 17 of PA 451 of 1994 as amended (aka/Michigan Environmental Protection Act, MEPA). Please respond as to why the LCGP & MEPA should or should not be considered as part of this review by the Planning Commission.</p> <ul style="list-style-type: none"> o If conducted, should such an Environmental Assessment also include a site performance analysis and a community service analysis? 	<p><i>Neither the zoning ordinance site plan, nor the special land use application for the proposed campground improvements require the Environmental Assessment be completed for growing an existing land use. The application was considered administratively complete by staff and authorized for public notice and planning commission review without one being required. (By way of further explanation, typically an Environmental Assessment is required for consideration of a brand-new land use and/or a brand-new zoning action which significantly changes the use and character/topography of the existing property. Leelanau Pines is a long standing existing use which does not significantly change the character/topography of the property).</i></p>

The Lake Leelanau Lake Association is asking for a lake carrying capacity study to be conducted prior to any approvals by the Planning Commission due to the unknown number of additional boats using the launch on a daily basis because of the increased campsite numbers. Please address why you do or do not feel such a study should be conducted.

A lake carrying capacity study is unnecessary for several reasons as follows:

First, the current (September) proposal does not include a large marina expansion that was part of the original (June) proposal. Rather, the current proposal maintains the existing number of slips and boat launches that currently operate.

Second, the subject lake, Lake Leelanau, is a very large lake. According to Wikipedia, it has 8,608 acres (13.45 square miles) of Usable Surface Area. This surface area has a very large carrying capacity, which is highly unlikely to be impacted by approximately 30 acres of campground improvements.

Third, the carrying capacity study is completely subjective to the type of use that the Lake in question is "intended for". For example, the Optimum Boating Density goal heavily depends on the types of uses desired by the boaters (canoes, kayaks, sailing, fishing, skiing/tubing, or cruising) and the resulting quantitative value varies almost an order of magnitude (7.5x) from 4 acres/boat to 30 acres/boat. It is highly unlikely that the applicant and the Lake Association will come to a consensus on the underlying assumptions supporting calculations involved to assess the lake capacity.

Fourth, the requested carrying capacity calculation is not an industry standard nor is a boating census (counting existing boating traffic) an industry standard. This quantitative approach may (or may not) be a valuable tool for assessing specific problems or setting specific goals and policies for any given lake. However, we are unaware of another instance of its use and application as a zoning tool for site plan approval. We question whether the application of the tool in the site planning process is appropriate as the commonly intended use(s) appear to be waterward of the shoreline.

Finally, neither the zoning ordinance site plan nor the special land use application suggest/require such a study be completed for the planning commission's review. The original application with marina expansion was considered administratively complete by staff and authorized for public notice and planning commission review without one being required.

Because of comments received by the Leelanau County Road Commission and their requirement of having a traffic study completed, and pending comments from EGLE regarding the number of campsites expanding including the Sewer Lagoon system, it will be very difficult for the Planning Commission to create a complete finding of facts without that input.

Allow us to address the two comments received as they influence the answers to the subsequent questions;

1) LCRC TIS request: The TIS has been completed, will be submitted to the LCRC, and shows that although the additional vehicles will be present, the road network has adequate capacity to handle them and no off-site road improvements are needed or recommended.

2) EGLE permitting feedback on the number of campsites, the sewage lagoon system use, the wetlands, and the marina are all separate permitting processes with separate applications. These separate processes have been initiated and documented in accordance with the Township Zoning Ordinance.

The Planning Commission's role is to evaluate if the proposed land use of growing an existing campground within the Commercial Resort District complies with zoning regulations. The LCRC and EGLE permitted activities are customarily required as "Conditions of Approval" meaning that the land use must also secure those permits in addition to the site plan approval.

Therefore, how would you insure:
a. That public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.

The public services (School, Police, Fire, Building Department, Electric, etc.) have all been contacted, received copies of the drawings and application and provided feedback in writing which has been submitted. Any outstanding permits should be considered "Conditions of Approval" as they only affect their specific technical items, but not the land use in question. Therefore, the Township's site plan process inherently assures this capability of accommodation by public services.

b. That the project would protect the natural environment and conserve natural resources & energy,

As stated in the Masterplan section below, the planning and zoning language quoted needs to be clarified. The legal meaning of "rural character and preservation of natural resources" is that the zoning district will not permit structures and features that are not customary for the area in which they are proposed. A campground by nature is a rural land use as the outdoor environment is best achieved in rural areas. This can be contrasted to a use such as a three story hotel with over 100 rooms, which is much better suited for urban or suburban areas or along interstate travel corridors. Similarly,

	<i>“preservation of natural resources” means protecting existing land forms and features from impacts such as logging, mining, or removal/relocation. A campground saves many trees, respects topography, and preserves water features more than most non-residential land uses to achieve maximum natural feature conservation and guest enjoyment.</i>
c. That the project would insure compatibility with adjacent uses of land, and	<p><i>The planning commission should rely on their published Zoning Map and Masterplan/Future Land Use plan which have both specifically approved and documented this parcel of land (among others) as suitable for campgrounds as a special land use. It should be noted that <u>compatibility</u> means “capable of existing together in harmony” but not “identical land uses”. Clearly the existing campground land use and the neighboring residential and agricultural uses have achieved this co-existent harmony for several decades already and will continue to do so.</i></p> <p><i>More specifically, Northgate’s immediate neighbor to the south and west sold a portion of the campground property to Northgate, and intentionally retained the portion of land along the campground on the south side of Rice Creek and raised no objection to the planned improvements. Northgate’s immediate neighbor to the north currently consists of agricultural fields, which will be protected by retaining an existing vegetative buffer.</i></p>
d. That the project would promote the use of land in a socially and economically desirable manner?	<i>The planning commission should rely upon their published Master Plan with the goals achieved as noted in the first section of this response.</i>

Master Plan Questions	
You mention that the project complies with the Master Plan. Please provide supporting documentation to substantiate this statement. Specifically:	<i>See responses below.</i>

<p>Master Plan Section 8.4 states “This district encompasses two long standing Lake Leelanau resorts. The Plan does not anticipate expansion of these uses or this district.” How does the proposed expansion of Leelanau Pines correlate with this Master Plan statement?</p>	<p><i>The planning and zoning language quoted in the question needs to be clarified for those not familiar or accustomed to working with the master plan and zoning ordinance documents. 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” but not “increasing the quantity of existing uses within the district”. In other words, the Masterplan does not prohibit Northgate (or others) from growing their existing services within their properly zoned land. Rather the Masterplan language prohibits Northgate (or others) from adding different types of uses (such as a hardware store or wine tasting room to the site plan for the property. Northgate is only proposing to grow within their existing land use, but they are not proposing to add new land uses to the property. Therefore, Northgate is fully compliant with section 8.4.</i></p>
<p>Explain how the rural character and the preservation of the natural resources of Centerville Township will be kept intact, meeting the requirements of the Master Plan.</p>	<p><i>Again, the planning and zoning language quoted needs to be clarified. The legal meaning of “rural character and preservation of natural resources” is that the zoning district will not permit structures and features that are not customary for the area in which they are proposed. A campground by nature is a rural land use as the outdoor environment is best achieved in rural areas. This can be contrasted to a use such as a three story hotel with over 100 rooms, which is much better suited for urban or suburban areas or along interstate travel corridors. Similarly, “preservation of natural resources” means protecting existing land forms and features from impacts such as logging, mining, mass grading, or relocation. A campground use generally saves trees, topography, and water features wherever possible for maximum natural feature conservation and guest enjoyment. Therefore, Northgate is fully compliant with sections 7.2.1 and 7.2.3.</i></p>
<p>Please address the concerns of the public relating to creating a “town” potentially larger than some of the Leelanau County villages and the “theme park” atmosphere which may be inconsistent with the Centerville Township’s “rural character”.</p>	<p><i>In addition to the rural character described above, Northgate’s improvements will not create a “town” or “theme park”. This language has been used to misconstrue the proposal in an effort to exaggerate the proposal to create unrealistic and fearful mental associations with undesirable impacts.</i></p>

	<p><i>Northgate's campers are primarily families and friends who are looking to get away for a week or weekend and relax in a safe, welcoming, family environment. The vehicles are either parked or driven slowly on the low-speed limit roads. The time is spent walking, playing games, and enjoying each other's company. The amenities proposed are in the center of the campground where they will be most accessible to all campers and least impactful to all neighbors.</i></p>
<p><i>Northgate offers the following Masterplan sections as additional support for our Site Plan Application:</i></p>	<p><i>Chapter 2.3 and 2.5. Tourism and the resource industries provide the basis for the majority of occupations. The existing land use and proposed growth has an acknowledged vital connection to the local economy and tax base.</i></p> <p><i>Chapter 3.5 and Figure 3-5 The land use is NOT located in a prime farmland or local importance farmland on the township map, and is therefore not subject to farmland protections and is available for improvement</i></p> <p><i>Chapter 3.6.3 and 3.8 Leelanau Pines campground offers lakefront, creekfront and wooded recreational opportunities to Centerville residents and guests alike. Therefore Leelanau Pines campground has a shared interest in protecting the quality of the lake, creek and trees as well. Consequently, the growth proposal protects large portions of these resources with wetland preservation, tree preservation, stormwater pretreatment, and limited access areas.</i></p> <p><i>Chapter 7.2.3 Natural Resources Goal (compliance further explained) Leelanau Pines will follow all existing local, county, and state regulations associated with the construction of the new facilities.</i></p> <p><i>Leelanau Pines will follow all existing Leelanau County Drain Commission regulations associated with preventing soil erosion and managing and treating the stormwater runoff from the new facilities.</i></p>

	<p><i>Leelanau Pines will protect the existing wetland and follow all state regulations associated with the proposed walking path for adults and children alike to learn, understand and enjoy them.</i></p> <p><i>Chapter 7.2.5 Economic Goals Objective 2 (compliance further explained) Leelanau Pines will help the community to preserve a tourist-friendly community. Leelanau Pines will provide its own on-site space for entry, circulation, parking, restrooms, and wayfinding signage to reduce any negative impact to neighbors from tourists and campers</i></p> <p><i>Chapter 7.2.7 Recreational Goal Objectives 1 and 2 (compliance further explained) Leelanau Pines is proposing to provide additional private recreational opportunities on the existing Commercial Resort zoned lands including relaxing, miniature golf, swimming, walking, jumping and camping for all age groups of guests.</i></p> <p><i>Chapter 8.3.2 and 8.4. Leelanau Pines is asking to be allowed to continue to thrive and grow within part of the Commercial Resort district as currently described in narrative and mapped on the Future Land Use Map. Leelanau Pines is not asking to expand the use or expand the district in accordance with the Masterplan.</i></p>
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Additional Comments/Questions form Staff:	
<p>Please remove any reference to Marina in the application so there is no confusion moving forward.</p>	<p><i>Northgate is not proposing to increase the marina size and will eliminate all associated references. However, as stated in the public hearing, the existing marina and boat launch are in need of maintenance and repair. Northgate is proposing to modernize and reconfigure the existing permitted 82 slip marina and boat launch area. We are working on submitting an application to EGLE for this activity and want the planning commission and residents to be aware of the plans out of transparency and forthrightness.</i></p>
<p>What are the dimensions of the gravel trailer parking spaces?</p>	<p><i>The proposed dimensions vary by location and are provided on drawing C201.</i></p>

<p>Provide documentation for how the proposed outdoor lighting fixtures will comply with ZO section 3.18.</p>	<p><i>The proposed dark-sky approved lighting plan is provided on the landscaping drawings L101-L104 (specifically note 4). Northgate is comfortable with an additional “condition-of-approval” placed on the site plan if the planning commission needs more assurance of compliance.</i></p>
<p>Please calculate the lot coverage as the Commercial Resort zoning district only allows 25%.</p>	<p><i>The proposed Building Lot Coverage is calculated as follows: Existing property size: 72.74 acres, Proposed Building Lot coverage (listed in the August 2, 2022 narrative): (1,930 sf+ 2,056 sf+ 1,963 sf +1,215 sf +4,000 sf +862 sf +862 sf +3,200 sf +925 sf +925 sf +360 sf +5,400 sf = 23,698 sf / 43560 = 0.55 acres. Lot Coverage = 0.55 acres / 72.74 acres = 0.75% 0.75% lot coverage < 25.0% allowed, therefore proposal is compliant.</i></p>
<p>The Planning Commission has authorization to request a Performance Guarantee per Section 13.1 J of the Centerville Township Zoning Ordinance. The purpose of the performance guarantee is to ensure completion of improvements connected with the proposed use as required by this Ordinance, including but not limited to, roadways, lighting, utilities, sidewalks, drainage, fences, screens, walls, landscaping, and widening strips. Therefore, please provide an engineer’s cost estimate of the above listed costs and a timeline for completion so if the Planning Commission approves or approves with conditions, that we will already have the information in hand.</p>	<p><i>Given the nature of the performance guarantee, the engineer’s estimate of the project is customarily calculated after the site plan approval process is completed and the proposed infrastructure has been fully engineered and permitted by the agencies-having-jurisdiction. The engineer’s estimate is customarily sealed by the design engineer and reviewed by the Township engineer. Upon acceptance by the Township engineer, the application proceeds to secure the surety on the infrastructure with the associated construction timeframe. This allows the most accurate financial representation of the improvements for the least amount of carrying time. Northgate is comfortable with an additional “condition-of-approval” placed on the site plan to formalize this process.</i></p>