

To: Centreville Township planning commission

My name is Charles Kaufman and I live in Elmwood Township and I am in disagreement with Centreville Township adding additional camping facilities and improvements to the Leelanau pines Campground.

The plan of Northgate Leelanau pines expansion to 455 campsites appears to be very excessive to the entrance and environment of Lake Leelanau. The people surrounding Lake Leelanau are already fighting the invasive species of milfoil which is extremely expensive by trying to control and as we understand is not capable of being eliminated. The expansion of this campsite would only seem to exacerbate the existing condition of the milfoil invasion  
Traffic, noise, and light pollution is not only a road condition but as well a lake condition. Please take this into consideration.

I am not sure how this plan expansion can comply with the content and intention of Centreville's master plan. I will be examining their master plan in the future to see exactly what it entails.

I have had bad experiences with expansions that are not approved by Zoning ordinances because legal people get involved and push their way through or past the ordinances and get approval of things which are not approved in any ordinances. I hope Centreville will not be such a case which could decrease the quality of life on Lake Leelanau.

The group request in this change does not even understand that milfoil cannot be eradicated but can only be controlled.

We have many access sites on this lake to put peoples boats in if they wish to enjoy the lake. So, I am asking you to not allow the expansion of this campsite beyond all the approved locations to bring your boats into Lake Leelanau.

Thank you for hearing my concerns.

Charles Kaufman and I am at 7976 Southlake Rd., Traverse city MI 49684 and I am across the lake from the campsite which we are discussing.



NEA 58611

**From:** Susan Dziedzic  
**Sent:** Wednesday, September 21, 2022 3:02 PM  
**To:** Gmail  
**Subject:** Northgate Leelanau Pines Major Project 211505

Dear Mr. Chairman Tim Johnson and Planning commissioners et.al,  
Over this past month since the last special meeting of Aug. 29, 2022, we, as I am assuming many others, have sent additional comments/questions regarding our positions against the expansion of the Leelanau Pines Camping Resort.

On September 1, 2022, we sent an email with 17 reasons for disapproval of this Special Land Use Permit based on conflicts and or deviations of our ordinances. These were sent to help you make a decision on the Northgate Special Land Use Permit project, not for Northgate to provide a response

**Question:** The posted minutes from 8-29-22 meeting state the 'letters' are in a file. While this is acceptable for storage, were they available to the Zoning Administrator (ZA) AND were they all reviewed for the submission of the comments/questions?

**Question:** The Planning Commission (PC) authorized the ZA to prepare a list of comments to be addressed by the applicants, did the Planning Commission review and approve the list before it was sent to Northgate?

**Comment:** The posted minutes did not state the names of the individuals providing written comments. It is recommended that the minutes reflect at least the names AND in addition the 'file' should be included in a publicly accessible location for all to review.

During the last meeting, the entire community present at the meeting was in opposition to the expansion, which alone should be a moment of consideration of harm to the community. The community laid out the reasons for 'why not to approve the Special Land Use Permit'. Northgate corporation has not presented the reasons for 'why' this project would be beneficial to this community. Their responses to the comments/questions regarding our Master Plan or Ordinances is in lecture form, that we are mis-interpreting our positions and a personal favorite,...administratively complete. Northgate representatives have received the requested list of comments/questions to answer as if this is a point of negotiation from which to align with the Planning Commission to get their project across the finish line. Their lack of WHY and HOW this project is beneficial to the community is telling in that it is clear this project is about financial benefits and not to be a harmonious partner within our community.

Northgate claims the use of this campground will remain the same. By their own drawings and proposals, their statement of it not being a theme park is not how we, their neighbors, view their proposal. They state they are not adding new uses, yet they are setting up a worker housing complex, which is a new use. Their very responses are written in legalese terms, talking at us vs engagement with us and setting themselves up for appeals should this not go their way.

It is clear our township residents are in great opposition to this project and have given you enough justification to deny this proposal based on that definition:

....in relation to the welfare of adjacent properties and to the community as a whole.



***Special Land Uses Permitted by Special Approval - Special land uses permitted by special approval are uses and structures which have been generally accepted as reasonably compatible with the primary uses and structures within the zoning district, but could present potential injurious effects upon the primary uses and structures within the zoning district and therefore require special consideration in relation to the welfare of adjacent properties and to the community as a whole. All such proposed uses shall be subject to a public hearing and Site Plan approval by the Planning Commission.***

We (my wife and I) desire to request that you the Planning Commission DENY this special use permit on the grounds that it will be injurious to the welfare of our adjacent properties and to the community as a whole.

With respect,  
Neil and Susan Dziedzic  
Centerville Township residents

Sent from [Mail](#) for Windows



**Subject:** Comments relating to Northgate's revised application  
**Date:** Wednesday, September 21, 2022 at 1:35:31 PM Eastern Daylight Time  
**From:** John <john.stoller@comcast.net>  
**To:** timjohnson@centurytel.net <timjohnson@centurytel.net>, tim@allpermits.com <tim@allpermits.com>, jamiedamm@gmail.com <jamiedamm@gmail.com>, dan@hubbelfarm.com <dan@hubbelfarm.com>, lindykellogg@gmail.com <lindykellogg@gmail.com>, joe.mosher@gmail.com <joe.mosher@gmail.com>

I live on Glazier Beach, a short distance to the north of the proposed Northgate expansion. I urge you to reject their revised proposal.

Northgate's revised special use application now "only" asks for an additional 172 campsites. Just like the withdrawal of its EGLE request for more dock slips, it's all part of a strategy to give the appearance that Northgate wants to be a good neighbor, while hiding the many negative impacts that doubling the number of campsites would still inflict on the lake quality and scenic site lines, the fragile environment and the peaceful, rural character of our community.

Northgate's responses to the Commission's questions are simplistic, general in nature and fail to address many of the concerns raised by the attendees of the last meeting. As you deliberate over your decision, it is imperative that you take into account the reality that the programs and operations Northgate would implement with any expansion would be harmful to the community, very different than what exists with the current campground that was grandfathered many years ago. The current campground is made up of mostly seasonal, long-time residents who cherish the lake and the peaceful, rural character of the park and the surrounding area. Northgate will change that by bringing in mostly weekly families who won't be the same good stewards of the natural resources we all love. Even without adding boat slips, the added campsites will bring significant additional boat traffic and boat moorings. The Eurasian Milfoil epidemic on the lake will significantly increase, even if Northgate adds a boat wash station, since it will be unsupervised and likely ignored by many weekly boaters. Road traffic will be greatly increased and, even if our roads can withstand the wear and tear, that traffic will create additional safety hazards to bicyclists and pedestrians as they walk, run or go to their mailboxes along our highways.

Unlike the current peaceful use of the campground, Northgate's standard programs (as evidenced in its many other campgrounds) will destroy that peace and natural setting with noisy and disruptive activities like beach band concerts, beach volleyball, daily and nightly laser tag wars in the open field, its touted Booze Cruise in the park, and plenty of noise from the not one, not two, but three swimming pools they are planning.

The current campground preserves the scenic views at the lake shoreline. Northgate's proposal calls for numerous structures at the shoreline, including the massive 4,000 square foot "marina store with food and beverages," that will block the scenic views that the Township Master Plan is designed to protect.

The bottom line is that the revised proposal still fails to conform to the standards and requirements of the Master Plan and the character of our community, and should be rejected. Please protect the cherished nature of our community for us and for future generations.

Thank you.

John Stoller  
6685 S. Glazier Beach Drive  
Cedar, MI 49621



David Baty  
7321 Sylvan Ridge Road  
Indianapolis, IN 46240  
313-333-2040 // [dmbaty@gmail.com](mailto:dmbaty@gmail.com)

September 21, 2022

Centerville Township Planning Commission  
c/o Timothy Cypher  
PO Box 226  
Lake Leelanau, MI 49653

Members of the Centerville Township Planning Commission:

I have been visiting Leelanau County since 1998 when I was 10 years old. After renting cottages on Lake Leelanau for a few years, my parents purchased property on South Lake Leelanau in 2002 and built our family cottage. I spend as much time as I can in the area – with plans to move to when I am able to. When the Centerville Township Master Plan states an important goal of preserving resources and the character of the township for future generations – that’s me, my sister, and our families who hope to own the home on Lake Leelanau for the rest of our lives.

I echo the concerns that have been articulated by so many people who have provided public comments about the expansion of Leelanau Pines. But I want to make several different points about Northgate’s credibility and whether they will be a “good neighbor.” First, Northgate is growing rapidly – of the 25 properties they list on their website, 14 were acquired or opened in the past two years<sup>1</sup>, growing from only 6 in 2017. It is very likely they are actively working to acquire more properties as well. Given this rapid expansion, can they simultaneously and properly manage all their properties? Have concerns brought before the Planning Commission proven to be real issues at their other parks?

Many of Northgate’s properties are in fact mini theme parks – most are not located on a public body of water and feature a range of attractions in addition to the standard RV park amenities. Of the properties like Leelanau Pines that are on a public lake or river, a couple jump out.

Yogi Bear’s Jellystone Park™: Lakes Region in Milton, NH: Northgate proposed an expansion from 223 sites to 396 sites (the 173 additional sites were ultimately reduced to 163, then to 95). This required a special exception that was denied by the local zoning authority due to, in part, that the expanded park was not in “the spirit of the ordinance and the intent of the Master Plan.” There were also significant concerns about increased traffic. Northgate unsuccessfully appealed<sup>2</sup> this, ultimately to the New Hampshire Supreme Court.<sup>3</sup> Interestingly, the Supreme Court noted that “ZBA

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<sup>1</sup> This includes Leelanau Pines, 11 other campgrounds, and both Camp Fimfo locations (new developments opened in 2022).

<sup>2</sup> [https://www.ossipeelake.org/wp-content/uploads/2019/05/MiTeJo\\_Superior-Court-Decision.pdf](https://www.ossipeelake.org/wp-content/uploads/2019/05/MiTeJo_Superior-Court-Decision.pdf). If there are any issues with references in this letter, I am happy to provide copies via email.

<sup>3</sup> <https://www.courts.nh.gov/documents/2019-0278-three-ponds-resort-llc-v-town-milton>.



members can consider their own knowledge concerning such factors as traffic conditions and surrounding uses resulting from their familiarity with area involved" when denying the appeal. When comparing the density to Leelanau Pines, it's important to note that the Milton property is over three times larger than Leelanau Pines at 225 acres, even though the number of sites is somewhat similar. After this series of denials, they appear to have requested 20 new sites in a submission from 2021.<sup>4</sup> I expect Northgate will follow a similar strategy with Leelanau Pines – keep reducing the size to what they really want and keep trying in face of repeated denials.

Yogi Bear's Jellystone Park™: Lazy River in Gardiner, NY: This property was acquired in late 2014. It appears there are concerts and other events regularly held here, which have caused numerous noise complaints that have been recurrent and significant enough to become a topic at town board meetings. In 2019, this was addressed with the General Manger of the resort who assured the board that he would handle the issue,<sup>5</sup> though this does not appear to have been successful<sup>6</sup> and video available on the internet<sup>7</sup> shows this is still a problem in 2022 that has not been addressed by Northgate. These complaints are not from a single individual – many neighbors are having issues. These noise complaints are a real concern, and Northgate's answer to this in their written responses provided on September 19, 2022 is completely insufficient. The same quiet hours recommended for Leelanau Pines are in place at the Lazy River<sup>8</sup> so this is obviously not a solution. One can only question whether it is possible to enforce quiet hours at a park with 342 sites with so many amenities, and whether such a property can generate enough noise during the day to be a nuisance outside of quiet hours. Additionally, it appears that Northgate has ignored the approval received to expand this location because town code officials have counted more sites than were approved.<sup>9</sup>

Northgate simply doesn't have the best interests of the community in heart – practically or in spirit. They do not seem interested in engaging with the community and are much more interested in rushing through the approval process. The Lake Leelanau Lake Association (LLLA) has reached out directly to Northgate as early as June requesting a meeting which has been denied.<sup>10</sup> The LLLA also asked to be allowed to have its representatives present when Northgate met with EGLE onsite. Apparently, this request was also ignored. Why would they not want to understand more about the community and the issues the LLLA is handling? There has been significant effort by the LLLA and others put into Eurasian Watermilfoil control and a host of other issues that are pertinent to a large development like this.

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<sup>4</sup> [https://www.miltonnh-us.com/sites/g/files/vyhlf916/f/pages/20210426\\_site\\_plan\\_application\\_package\\_with\\_maps.pdf](https://www.miltonnh-us.com/sites/g/files/vyhlf916/f/pages/20210426_site_plan_application_package_with_maps.pdf)

<sup>5</sup> <https://www.timeshudsonvalley.com/stories/gardiner-discusses-solutions-for-noise-complaints,6939>

<sup>6</sup> <https://www.dailyfreeman.com/2022/07/02/gardiner-residents-complain-about-noise-from-yogi-bears-jellystone-park-camp-resort/>

<https://therealdeal.com/2022/09/03/udson-valleys-gunks-roiled-by-noise-environmental-disputes/>

<https://bronx.news12.com/yogi-bear-s-jellystone-park-called-corporate-bullies-by-neighbors>

<https://hudsonvalleyone.com/2022/05/24/tempers-rise-over-lazy-river-expansion-noise/>

<sup>7</sup> <https://www.youtube.com/watch?v=NB40Zyd0xsM>

<sup>8</sup> <https://lazyriverny.com/faqs#:~:text=Do%20you%20have%20quiet%20hours%3F>

<sup>9</sup> <https://www.dailyfreeman.com/2022/07/02/gardiner-residents-complain-about-noise-from-yogi-bears-jellystone-park-camp-resort/>

<sup>10</sup> [https://miwaters.deq.state.mi.us/nsite/site/1907728275340227682/documents, Re\\_ Leelanau Pines.pdf](https://miwaters.deq.state.mi.us/nsite/site/1907728275340227682/documents, Re_ Leelanau Pines.pdf)



Given Northgate's recent response to public comments provided on September 19, 2022, I am questioning why they seem disingenuous and unwilling to provide enough information for the planning commission to make a fully informed decision. Northgate is seeking a use that *may* be approved by the planning commission though the Special Use permitting process, it is not guaranteed, and this "require[s] special consideration in relation to the welfare of adjacent properties and to the community as a whole."

While there has not been sufficient time to fully digest these responses, many stick out. For example:

- Northgate feels that answering some questions would require disclosure of "proprietary" information including details on its intentions regarding seasonal vs transient residents and the occupancy rates. This information is relevant, without it, it is very difficult to assess the impact of adding sites and converting seasonal resident sites into sites that will turn over on a weekly basis as they indicated to the Planning Commission.<sup>11</sup> Recent reviews confirm Northgate's pressure and desire to shift away from the historically dominant seasonal users.<sup>12</sup>
- Northgate appears to feel that further studies and questions (such as an environmental assessment and a lake carrying capacity study) are not necessary after the application was "administratively complete" - which simply means Northgate has supplied enough information for the Planning Commission to *start* their review. Northgate ignores an important fact that they are not just dealing with a simple site plan review; the Planning Commission needs to consider the welfare of the community as a whole. This proposed expansion is very large and has many potential impacts that will take time to properly analyze. Further questions and studies should absolutely be expected, this is the nature of the process.
- Northgate's weak attempt to say they are complying with the provision of the Master Plan, specifically that "[the Commercial/Resort] district encompasses two long standing Lake Leelanau resorts. The Plan does not anticipate expansion of these uses or this district" is nothing short of absurd. Expanding from the 170 sites currently in use is just that - expanding the use - this is common sense. If Northgate is right that doubling the number of sites at the RV Park is not "expanding" the use, but is rather "growth", then Northgate must believe it could have 1,000 sites occupying every inch of their property and still be compliant with the Master Plan. Simply having an existing RV park does not justify unlimited expansion of sites. Northgate has read the Zoning Ordinance and the Master Plan; they understand their plans do not follow it. Their representatives have even argued that their plans in Milton, NH are "an expansion of the existing use"<sup>13</sup> when they were requesting less than a 50% increase in sites. They have frequently described their plans as expansions,<sup>14</sup> except now when it is clearly not in alignment with the Master Plan. This statement that

<sup>11</sup> Centerville Township Planning Commission, Regular Meeting Minutes, June 6, 2022:

[https://www.leelanau.gov/downloads/centervillepcminutes6\\_6\\_1.pdf#page=3](https://www.leelanau.gov/downloads/centervillepcminutes6_6_1.pdf#page=3)

<sup>12</sup> [https://www.tripadvisor.com/ShowUserReviews-g42056-d3440515-r860117177-Leelanau\\_Pines\\_Campground-Cedar\\_Leelanau\\_County\\_Michigan.html?m=19905](https://www.tripadvisor.com/ShowUserReviews-g42056-d3440515-r860117177-Leelanau_Pines_Campground-Cedar_Leelanau_County_Michigan.html?m=19905)

<sup>13</sup> [https://www.miltonnh-us.com/sites/g/files/vyhli916/f/minutes/24\\_may\\_2018.pdf#page=4](https://www.miltonnh-us.com/sites/g/files/vyhli916/f/minutes/24_may_2018.pdf#page=4)

<sup>14</sup> [https://www.miltonnh-us.com/sites/g/files/vyhli916/f/minutes/21\\_september\\_2017.pdf](https://www.miltonnh-us.com/sites/g/files/vyhli916/f/minutes/21_september_2017.pdf)



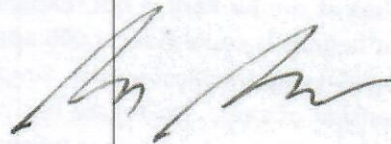
sections of the Master Plan don't apply combined with Northgate's encouragement that the planning commission "should rely upon their published Master Plan" is very difficult to accept.

- As mentioned above, the noise concerns are real at Northgate's other properties. This cannot be ignored and needs a sufficient answer and plan to address. Quiet hours alone is not a sufficient plan.

To summarize: Northgate is applying for a special use permit, this process includes an analysis and consideration of the welfare of the community as a whole. Special Use permits are not guaranteed and are at the discretion of the Planning Commission. I doubt the Planning Commission would approve a large new RV park with 172 sites. The Master Plan is quite clear that "[The Commercial/Resort] district encompasses two long standing Lake Leelanau resorts. The Plan does not anticipate expansion of these uses or this district."<sup>15</sup> Northgate is seeking to expand this use - double it in fact - and the claim that this is growth and not expansion is simply absurd, especially since they have made exactly the opposite claim at many of their other sites. They are not seeking a simple modernization of the facilities.

Northgate's tone in their responses to the Planning Commission does not indicate a good neighbor, rather they dismiss many very valid concerns about the expansion as a whole, specifically issues encountered repeatedly by communities around Northgate's other properties. Detailed and clear answers should be expected throughout this process. Given the complexity of this application (likely the largest site plan the Planning Commission has ever considered), continuing to carefully and deliberately review the impacts is a logical approach. Don't let the recent removal of the phase 2 plans of an additional 113 sites make it appear that this is now a reasonable expansion. It is not.

Sincerely,



David Baty

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<sup>15</sup> [https://www.leelanau.gov/downloads/final\\_draft\\_master\\_plan\\_w\\_appendix\\_a\\_april\\_2014.pdf#page=48](https://www.leelanau.gov/downloads/final_draft_master_plan_w_appendix_a_april_2014.pdf#page=48)



**Subject:** Leelanau Pines Campground Expansion

**Date:** Wednesday, September 21, 2022 at 9:34:29 AM Eastern Daylight Time

**From:** Tom Berry <berrytom82@gmail.com>

**To:** timjohnson@centurytel.net <timjohnson@centurytel.net>, tim@allpermits.com <tim@allpermits.com>

**CC:** clerk.centerville@gmail.com <clerk.centerville@gmail.com>

Dear Mr. Johnson and Members of the Planning Commission:

My family and I live at 7187 S. Beachfront Drive, Cedar, Michigan. Our home is located within a mile or so to the north of Leelanau Pines. We purchased our home here on Lake Leelanau 25 years ago because we loved the distinctive tranquil and pastoral character of both the lake and the Township. The Township has always been notable for its peaceful, rural nature and its lack of commercial development. As stated on the Township's website, "Commercial development is encouraged in the surrounding Villages of Cedar (to the south) and Lake Leelanau (to the north)." And unlike many inland lakes, Lake Leelanau has always been very clean environmentally and blessed with relatively light boat traffic and lake and lakeside noise. This lake and its surrounding area are true gems that need to be preserved in keeping with the beloved character of the Township and the terms of the Township's Master Plan.

We have spoken with scores of residents from Billman's Beach and the surrounding area, and we are all adamantly opposed to ANY EXPANSION of the Leelanau Pines Campground. Our sentiments have been clearly confirmed by the massive turnout of residents at the recent August 29 Planning Commission meeting, comprised of long-time seasonal and permanent residents, farmers, environmentalists and even long-time users of the Leelanau Pines Campground. Of the 150-200 attendees, not one person spoke in favor of the proposed expansion. Everyone was passionate about preserving this Township's uniquely peaceful and rural nature and vociferously opposed ANY more density at the site and the multitude of negative impacts associated with additional density.

The proposed expansion conflicts with both the spirit and the standards of the Township's Master Plan. As the Plan's Vision Statement emphatically emphasizes, "the residents of Centerville Township value and want to maintain the peaceful rural character and the scenic beauty of their Township." Throughout numerous sections of the Master Plan, it is made clear that preserving open space is paramount and that density and additional commercial development are not welcome. It is significant that Section 8.4 of the Master Plan states that the zoning plan for the Commercial Resort District in which Leelanau Pines lies "does not anticipate expansion of these uses." I believe that the existing campground situation at Leelanau Pines was "grandfathered" before the Master Plan and zoning regulations were enacted, and therefore "tolerated" as a non-conforming pre-existing use. Let's not expand something that likely would never have been allowed had our Township's Master Plan been in effect!

Section 3.63 of the Master Plan states: "It is extremely important that the quality of (Lake Leelanau and Lake Michigan) be protected from negative impacts of OVERDEVELOPMENT such as pollution and loss of scenic views of open water." The proposed Campground expansion phases would produce an overall population greater than the population of either Leland or Northport and would result in significant additional pollution and loss of scenic views of Lake Leelanau. The numerous environmental concerns related to the expansion have been well-documented by the experts and residents at the recent Planning Commission meeting, including the damage that additional boat traffic would produce by increasing the growth and rapid spread of the invasive European Milfoil. Even if no new dock slips were to be added, the daily and short-term camp rentals would still generate significant new boat activity and resulting Milfoil spread. Also noteworthy is the fact that the many structures associated with the expansion plan, including a massive marina building, a waterfront pavilion and swimming pools at lakeside, would destroy the scenic views of Lake Leelanau from both the lake and the land, a criticism voiced by many of the meeting attendees who have used the campground and lake for decades. The Leelanau RV Park to the north has preserved open views along the lake; let's not clutter up the lakeside views at Leelanau Pines.



Northgate Resorts' website identifies the many campgrounds it currently owns and openly advertises the types of activities they routinely offer. Many of these activities do not conform to the peaceful, rural character of the area and the lake. For example: Beach Karaoke, Beach Band concerts, Beach volleyball, zip lines, daytime and nighttime laser tag and paintball in the open fields, fishing tournaments, weekly live music and dancing, swimming pools at the lake, and (my favorite), Booze Cruise around the park. Two additional concerns: some of their campgrounds offer daily visitor passes to the general public; and Leelanau Pines currently allows their campers to moor their boats off the lakeshore, thereby replicating the same effect as adding more dock slips; more density and more negative impacts.

Expanding the number of camp sites would negatively impact the quality of the land and waterways surrounding the campground and bring significant noise, boat traffic, roadway traffic and parking lot and hardscape development that are not in keeping with the vision and standards of the Township's Master Plan.

Centerville Township doesn't need a massive "Disney" style resort on the shores of Lake Leelanau, and the Township's Master Plan does not allow for it. We therefore strongly urge the Planning Commission to reject this expansion proposal in its entirety.

Michigan law clearly supports the Township's right and obligation under the Master Plan to reject the Northgate expansion. The Michigan Supreme Court case of *Thompson v. Enz*, 379 Mich. 667, 154 N.W. 2d 473 (1967) provides sound guidelines for dealing with land uses that would threaten the lake and the lakeside:

"examine the use itself as to its type, extent, necessity, effect on the quantity, quality, and level of the water, and the purposes of the user." "[It] appears that the purpose of the [applicant] is merely commercial exploitation." [It] is necessary to examine the proposed artificial use in relation to the consequential benefits and the detriment suffered, on the correlative rights and interests of other riparian proprietors and also on the interests of the State, including fishing, navigation, and conservation. An additional fact to be considered . . . is whether the benefit to the [proposer] would amount merely to a rich financial harvest, while the remaining proprietors who now possess a tranquil retreat . . . would be forced to endure the annoyances which would come from an enormous increase in lake users."

A similar Northgate expansion plan in Hinsdale, Massachusetts was recently rejected unanimously by its township's zoning board of appeals based on the overwhelming sentiment of its community. We urge you, our Planning Commission, to similarly reflect the overwhelming voice of our community by rejecting the Northgate proposal in its entirety.

Thank you for your time in acknowledging our concerns and incorporating them into the public record regarding this matter.

Sincerely,

Tom Berry

313-737-4524

[berrytom82@gmail.com](mailto:berrytom82@gmail.com)



There are a multitude of reasons why Northgate's campground expansion project should be denied. It clearly does not align with the township master plan.

Northgate should have exercised due diligence prior to purchasing the property to determine if their expansion project complied with township zoning ordinances and the master plan. The township is not attempting to impose new restrictions after the point of sale. Taxpayers should not be made to bear the results of either a failure to investigate or absolute indifference to the current master plan and ordinances prior to property purchase.

Perhaps the greatest danger created by allowing the campground expansion is the legal precedent you will be setting. If the Planning Commission allows expansion that clearly does not conform to the master plan, it will weaken your legal position and ability to deny future nonconforming applications such as from additional Northgate expansion phases or other businesses.

Section 6.2 of the master plan suggests that, "increase in boat traffic may negatively impact water quality... and existing neighboring single-family homes due to excess noise and traffic". An increase in campsites will result in significantly more boat traffic, through launching boats at public sites or an expanded marina in the next phase, on a lake that already struggles to support the current traffic load and accelerate shoreline erosion via boat wake.

The master plan vision statement calls for "maintaining the peaceful rural character and scenic beauty of the township". How could a reasonable person conclude that cutting down countless trees to accommodate nearly 500 campsites, and the addition of a splash pad, store, 2 pavilions, mini golf course, jump pillow and 2 pools is in compliance with the vision statement. How can 21,848 sq ft of buildings, 1,350sq ft of pools, 455 camp sites with thousands of campers be described as peaceful, rural or scenic?

7.1 of the master plan states, "Under Michigan law, a plan should also promote public health, safety and general welfare." The number of campers will likely surpass 1800. This will greatly increase road traffic and create a dangerous environment particularly on Co Rd 643 that is already laden with vehicles, bicyclists, and runners. Munson hospital and emergency room is already struggling with patient loads. The influx of additional visitors will erode our safety, welfare and bring additional burden to taxpayers who fund public services in the area. Based on the master plan alone, the commission has the legal standing and responsibility to residents to deny the expansion application.

Thank you,

Sarah Bordeaux

Centerville Township resident



Wednesday, September 21, 2022 at 14:47:39 Eastern Daylight Time

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**Subject:** Campground

**Date:** Tuesday, September 20, 2022 at 9:16:12 PM Eastern Daylight Time

**From:** dockter@charter.net <dockter@charter.net>

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

Please give careful consideration of what this will do to our environment and lake.  
My hope is you will not approve this development.  
Nancy Dockter

Sent from my iPad



**Subject:** FW: Leelanau Pines Meeting 9/21/22

**Date:** Tuesday, September 20, 2022 at 5:05:29 PM Eastern Daylight Time

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

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

FYI

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

**From:** Jennifer Zywicki <jzywicki@leelanau.gov>

**Sent:** Tuesday, September 20, 2022 3:49 PM

**To:** timjohnson@centurytel.net; clerk.centerville@gmail.com

**Cc:** dquery7588@charter.net; Clerk <Clerk@leelanau.gov>

**Subject:** FW: Leelanau Pines Meeting 9/21/22

Hi Tim and Beth,

I believe this message from Mary Query was to be directed to you for the Centerville Township Zoning meeting tomorrow night, and not for the Leelanau County Board of Commissioners scheduled at the Government Center for September 21, 2022.

Have a great rest of your day,  
Jen Z

Jennifer L. Zywicki  
Chief Deputy Clerk  
Leelanau County  
Phone: 231-256-9824  
Fax: 231-256-8295  
[jzywicki@leelanau.gov](mailto:jzywicki@leelanau.gov)

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

**From:** Mary Query <dquery7588@charter.net>

**Sent:** Tuesday, September 20, 2022 2:34 PM

**To:** Clerk <Clerk@leelanau.gov>

**Subject:** Leelanau Pines Meeting 9/21/22

Thank you for accepting advance comments.

In reading the Q&A responses penned by the new owners of Leelanau Pines, as a 45 year seasonal and transient 'resident', I noticed their comments about "strict enforcement of quiet hours". An employee of the park told me and my wife last weekend that there is no management presence in the park after working hours. There is a sign in front of the closed office stating to call 911 in case of any emergency.

Speaking to a seasonal/transient ratio, prior to the buyout, it was approximately 2:1 seasonal; it had been approximately that for many years.

During the Novak ownership, Cedar Fire would make site inspections with their larger equipment to be aware of navigation issues within the park, so that they would be more prepared in case of an emergency.

Speaking of emergencies, it has surprised me over our 20 years of seasonal presence that there are no known quick water supply sources save a small creek and the big lake that are quite a distance from many of the campsites.

Presently there are a couple of fire extinguishers in the park on posts which won't do much against a trailer fire. Lot



sizes are fairly small and as such that any fire is likely to spread quickly. With the new submission it's very possible that any fire in this "small city" of maybe 1200 people at capacity could be a very serious issue. There has been significant discussion about the marina and who can use it as a boat dock. For the record, these docks are not owned by the campground. They are built, insured, and owned by seasonal residents with permission of the Novaks with limitations as to number of slips, extension into the lake, etc. Their purpose was to provide spots for seasonals to park their boats AWAY from the shoreline to allow transients to have ready space for their boats. The new camp owners have more or less usurped these docks and now issue them at a (last known) cost of \$1000/season. Under Novak ownership, the price was \$200. And the docks are still put in and out by the users, not the campground.

Lastly, the new owners speak to the Master Plan and how they comply. It is my personal opinion-and likely similar to the opinions of many current and departing residents-that their word salad about hardware stores and hotels is just that: word salad! The people who have resided in the Pines over the past 50+ years come there because it is what it is: a relaxed family atmosphere WITHOUT pools, jump pillows, etc. In case no one has noticed, the campground is ON A LAKE, A BIG LAKE, and that's why people come there! Northgate is making it into something no one there wants. From the amount of negative feedback in the local news media, it sounds like the county doesn't want it either. Like it or not, this is as much an emotional issue as it is a legal one. Why are you trying to change the culture of the community? Many of us here were history's version of today's millennials. We're not against millennials but Northgate's "Millennials Serving Millennials" just doesn't fit this area!

The way we seasonals think is to enjoy the fruits of what we've supported over the years. Northgate, your changes to date along with the ones you are proposing have soured this camping community. You are driving us out with your new charges and policies. But that's what you want to do, isn't it?

Thank you for the opportunity to provide input. I trust that common sense will prevail!

D Query  
Lot B Leelanau Pines



**Subject:** Proposed Expansion of Leelanau Pines: Urge Planning Commission to reject proposal  
**Date:** Tuesday, September 20, 2022 at 2:53:10 PM Eastern Daylight Time  
**From:** Margie Stoller <cotrans@comcast.net>  
**To:** timjohnson@centurytel.com <timjohnson@centurytel.com>, tim@allpermits.com <tim@allpermits.com>, dan@hubbelfarm.com <dan@hubbelfarm.com>, jamiedamm@gmail.com <jamiedamm@gmail.com>, lindykellogg@gmail.com <lindykellogg@gmail.com>

Fourteen years ago, my husband and I purchased a home on Lake Leelanau; we recognized that its pastoral setting made this lake a gem of northern Michigan.

**It appears that Northgate Resorts is attempting to say “the right things” as it attempts to create the largest campground in Michigan at Leelanau Pines campground.**

- They have joined the LLLA
- They will comply with all permits and regulations for sewer and septic
- They will provide a “mandatory” boat wash and teach about invasive species
- They are not asking for additional dock/boat slip permits.
- Etc.

But the sheer numbers of DOUBLING campsites now, and adding 113 proposed future campsites, speaks for themselves.

**The impact on our current resources will be huge and unacceptable:**

- Our roads, 72, S. Cedar Rd., Schomberg Rd and Lakeshore Dr. were not made to accommodate the numbers of additional RVs, cars and boat trailers each day/week.
- Our lake is already challenged by the Eurasian Milfoil invasive species. Additional boats will only add to the problem. We have been told that the ongoing annual cost will be \$250,000 to just contain the current problem.
- Septic/Sewer: The increase in numbers will double the impact on the septic system at Leelanau Pines, while our neighbors struggle to get a permit for septic at their single-family homes. How can that make sense?

**Northgate says their proposed site plan “does not increase docks or boat slips”. Does that make sense to anyone? Is that believable?**

- They are, after all, promoting a lakeside campground and planning to increase the number of launch sites .
- Do they expect more than half their campers to come without boats?
- Or will they request an expansion of docks/boat slips at a later date?
- Or will they enable guests to moor their boats in the lake, as their Facebook page indicated they do (in response to someone’s question about docking boats at the campground)

**Northgate says they will have a “mandatory” boat wash.**

- How? Every day, there could be 100+ boats waiting to be launched... Will they patiently wait for the boat wash? Or will they head to an alternative launch site on the lake?
- Where will the water from that boat wash go to avoid possible introduction of Milfoil seeds to the lake?



**Northgate says they will educate campers about the prevention of invasive species.**

- How? Will they give them a brochure that most won't read?

**Northgate says they will "help protect natural resources."**

- How does building a lakefront swimming pool, splash pad, waterfront pavilion, commercial marina, store and boathouse with parking protect our natural lakeshore resources?  
In contrast, RESIDENTS are constantly encouraged to plant native species along the lake shore to help preserve the lake.

**Northgate has not addressed the issue of noise pollution which undoubtedly will be increased if they more than double the number of campers**

- Northgate's campgrounds promote a fun activity-filled experience.
- Do they realize how noise travels on the lake?
- Do they realize that music is amplified on the lake? Or that, at times, you can even hear a conversation from a boat across the lake?
- Northgate is planning two lakeside swimming pools which will certainly alter the visual appearance and noise level along the shoreline.
- Add a Splash Pad lakeside and the quiet lakeshore will be only a memory.
- Any lakeside music events will certainly travel across the lake and along the shoreline.

**Basically, Northgate is proposing a Waterfront Park rather than a camping retreat at the lake. Such an attraction would be better placed elsewhere.**

**I urge the Planning Commission to reject their proposal in its entirety.**

Marjorie Stoller

6685 S. Glazier Beach Drive

Cedar, MI 49621



**Donald F. Baty, Jr.**

**Anne K. Baty**

2471 South Lake Shore Drive, Lake Leelanau,  
Centerville Township, Michigan 49653

Mobile: (313) 330-5386 and (313) 595-4321

[batyd@comcast.net](mailto:batyd@comcast.net)

[annebaty@comcast.net](mailto:annebaty@comcast.net)

September 19, 2022

Via email

Centerville Township Planning Commission  
c/o Timothy Cypher  
P.O. Box 226  
Lake Leelanau, MI 49653

Re: Expansion of the Leelanau Pines RV Park

Ladies and Gentlemen:

In a prior letter we outlined our concerns and reasons why Northgate's application for special land use approval must be denied. Centerville Township residents, residents of other Townships, riparian owners, environmental and scientific experts, and other members of the community have provided oral and written comments about the negative impact of, and issues associated with, expanding Leelanau Pines. The logical next step is for the Planning Commission to expand its findings of fact regarding the site plan and make specific findings of fact to support any decision it makes in exercising its discretion to allow a special land use.

All findings of fact should be fashioned toward answering the ultimate questions of whether the proposed special use (a) presents potential injurious effects upon the primary uses and structures within the zoning district, (b) negatively impacts the welfare of adjacent properties, or most importantly, (c) negatively impacts the welfare of the "community as a whole."<sup>1</sup>

It may be useful for the Planning Commission to approach the necessary additional findings of fact by outlining relevant questions and providing the findings of fact via answers to the questions. While there are likely to be additional findings of fact and subparts to each of the questions that we have not included or considered, in deliberating on Northgate's special use application the following questions and information and analysis may be helpful to the Planning Commission:

1. Does the proposed special use application contemplate a significant change in the use and character<sup>2</sup> of Leelanau Pines?

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<sup>1</sup> Residents and seasonal users of adjacent Townships and the entire County are part of the 'community as a whole' and should be considered in all findings of fact. See also the Leelanau General Plan, page 12-16 (new, large resort development is not just a local concern but rather impacts adjoining areas).

<sup>2</sup> Northgate's plan for Leelanau Pines calls for changing the park from a quiet RV park with many seasonal residents to an RV park focused on families and primarily short-term users. See minutes from Planning Commission meeting June 6, 2022 ("most of the sites would be turned over weekly" and "all of the proposed sites would be RV hookup



2. Will the expansion materially increase traffic (the volume of cars, trucks and RVs traveling) through and about Centerville Township, adjacent areas and Leelanau County as a whole?<sup>3</sup>
3. Is the increase in vehicular traffic of cars, trucks and large RVs from Leelanau Pines' visitors and from vehicles traveling to and from the park to provide goods and service to Leelanau Pines consistent with maintaining the character of, and quality of life in, Centerville Township and surrounding areas?
4. Will the expansion of Leelanau Pines materially increase the number of people visiting, and the intensity of use of, Centerville Township, adjacent areas, and the community as a whole<sup>4</sup>? Is this consistent with maintaining the character of and quality of life in Centerville Township and surrounding areas?

sites, not tent-camping sites"). Also, from reviewing pages of materials on the Internet about Northgate and its RV parks, it is clear that Northgate's model is to build RV parks that attract families with children with the focus on creating "family entertainment destinations," which Northgate does at its other parks. See Woodall's Campground Magazine, June 30, 2022, *Coyote Ranch Resort to Rejoin Jellystone Network* available at <https://moderncampground.com/usa/texas/coyote-ranch-resort-rejoins-jellystone-park-franchise-as-wichita-falls-jellystone/>.

<sup>3</sup> A professional traffic study is not required to see the magnitude of the increase in traffic that can be expected. Estimating the increase in traffic is not merely a simple mathematical exercise using the proportion of the increase in number of total sites (for example, saying traffic will double if the number of sites doubles). When considering just the activity of RVs and vehicles coming and going from Leelanau Pines (on entrance and exit for each visit), the traffic through the Township and County will increase exponentially. This is because the average stay of visitors will be only approximately one week vs. much longer with many RV owners staying all season. For example, any seasonal residents who do not store their RVs at Leelanau Pines would typically move their RVs in and out of the Township and County two times a year (once into and once out of the park each season). If a previously used seasonal site is changed to weekly use, in/out traffic from Leelanau Pines for a single site during the prime 12-week June through August period would increase to 24 in/out movements of RVs and vehicles towing RVs through the Township and County (two in and out moves each week for 12 weeks). If only 80% of the 342 sites are used on a weekly basis, there would be 600 in/out trips of RVs/towing vehicles each season. This significant increase in in/out traffic from each site does not include the likely doubling of traffic (with just 342 sites) as visitors to Leelanau Pines travel to and from other attractions and destinations in the County. In fact, the day-to-day traffic may more than double from historical levels with the elimination of many seasonal sites because seasonal residents are much less likely to travel to the National Park, State Park, wineries/cideries and other County tourist venues on a weekly basis.

<sup>4</sup>The increase in users can be reasonably estimated. And the increase will be substantial. Although Northgate has not provided projections, in response to a request for details on site density in connection with a special use permit for an RV Park expansion in Hinsdale, MA, in an email exchange Northgate explained that at its Gardiner, NY RV park/resort they had an average of 3.86 people per RV reservation (from the package of resident letters in opposition to its Hinsdale expansion available at <https://www.hinsdalemass.com/zba-northgate/files/letters-file-1>):

----- Forwarded message -----  
 From: Chelsea Bossenbroek <[cbossenbroek@northgateholdings.com](mailto:cbossenbroek@northgateholdings.com)>  
 Date: Mon, Jul 26, 2021 at 5:24 PM  
 Subject: Re: Hinsdale MA proposed RV park -- map in Northgate's submission is incomplete and unreadable  
 To: Patrick Mehr <[patrick\\_mehr@gmail.com](mailto:patrick_mehr@gmail.com)>

Hi Patrick,  
 At our Gardiner, NY location, this year, we have an average of 3.86 people per RV reservation.  
 Thanks,  
 Chelsea

Assuming only 80% of the sites are occupied at any time and with an average of 3.86 people per site, Leelanau Pines could have **1,056 people** at any one time with just 372 sites (170 existing plus 172 new sites) With all sites occupied, the number of humans using the park at any one time increases to **1,320 people**.



5. Are public services and facilities in Centerville Township and surrounding parts of the community, including police, fire, and EMS, likely to be materially impacted by the expansion?
6. Will the impact on the use of public services and facilities negatively impact the welfare of Centerville Township and the community as a whole as limited resources will need to be used for many additional visitors to Leelanau Pines?
7. If the expansion is allowed, will the material increase in users of the RV park materially increase the number of users of Lake Leelanau (motor boaters, non-motorized watercraft users, people using nearby sandbars, swimmers/users of nearby sand bars)? Will this be consistent with protecting surface waters in the Township and surrounding areas from the negative impacts of overdevelopment?
8. Is the material increase in transient users of Lake Leelanau consistent with maintaining the character and quality of the lake and the welfare of adjacent landowners, other riparian owners and users of the lake, Centerville Township and the community as a whole<sup>5</sup>?
9. Are the changes to the lake front proposed by Northgate consistent with maintaining the character and appearance of the lakefront?
10. Will the increases in users of Leelanau Pines likely create a negative impact on natural resources and the natural environment<sup>6</sup> including:
  - a. Fragile ecosystems and habitats?
  - b. Fish, wildlife and native aquatic plants?
  - c. Dark skies (impacted by light pollution)?
  - d. The quiet nature of the lake from, 'noise pollution' emanating from the park as a result of increased user activity and on the lake from increased use?
  - e. Air quality from air pollution/noxious odors as a result of an increase in the number of campfires?
  - f. Control of non-native, invasive species because of the likelihood of introducing additional Eurasian watermilfoil and other non-native, invasive species of flora and fauna by the increase in transient watercraft (that are used in other lakes) using the lake<sup>7</sup>?

<sup>5</sup> Note that the Lake Leelanau Lake Association has indicated that the lake is already overcrowded/overused by a recognized metric for maximum lake use that ensures the quality of the lake and its ecosystems are preserved.

<sup>6</sup> Undoubtedly visitors who bring their own boats or who rent boats at Leelanau Pines may not be familiar with the fragile habitats all throughout the South end of South Lake Leelanau. It is reasonable to assume that they may unknowingly (or perhaps without concern for the sensitive natural habitats in the lake) traverse and disturb these fragile areas.

<sup>7</sup> In its most recent submission Northgate indicates that it will add a "mandatory" unmanned boat washing station. For all practical purposes, an unenforced mandatory activity is merely voluntary. While the addition of a boat washing station is a positive step, with an expected significant increase in lake usage, the mere addition of the washing station will not completely address the concern.



g. Overall water quality through runoff and overuse?

11. Is it likely that the negative impact of the expansion on the natural resources and environment of Centerville Township and Lake Leelanau would be irreparable?
12. Is allowing a material injury to natural resources and environment consistent with conserving those natural resources and preserving the environment for both current residents and future generations?
13. Is the substantial increase in the size and use of Leelanau Pines compatible with adjacent land uses?
14. Is the expected substantial increase in the number of users of Leelanau Pines and Lake Leelanau consistent with socially desirable land use?
15. Do the changes to Leelanau Pines promote the general health, safety, and welfare of Township residents, adjacent landowners, and the community as a whole?
16. Would the proposed changes to Leelanau Pines and the resultant changes to the Township, the County and Lake Leelanau be consistent with the wishes and desires of residents, riparian owners, those who used the park in the past, and others who will be impacted?
17. Does the Township Master Plan contemplate a substantial increase in the size and number of users of Leelanau Pines (see Section 8.4<sup>8</sup> and the table regarding future land use in the Commercial Resort District that indicates growth is not contemplated)? Is expansion of compatible with the goals and objectives outlined in the Master Plan? In particular, is the proposed expansion of Leelanau Pines consistent with:
  - a. Preserving the unique character of the Township, including its “peaceful rural character and the scenic beauty” of the Township (an overarching goal of many provisions in the entire Master Plan)?<sup>9</sup>
  - b. Protecting water resources to ensure their quality generally, including protecting surface waters (Lake Leelanau) from the negative impacts of overdevelopment and overuse? Section 3.6.
  - c. Preserving and protecting wetlands? See Section 3.6.2 and the Township zoning map that shows that the commercial resort district where Leelanau Pines is located includes a large area designated as wetlands.
  - d. Generally protecting the environmental features and natural resources of the Township? Section 3.8.

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<sup>8</sup> References to “Sections” are to sections of the Master Plan.

<sup>9</sup> See also the “Principal Goal of the Leelanau General Plan which has a similar overall goal – “It is the principal goal of the Leelanau General Plan to establish a strategy for guiding growth that protects and, where possible, enhances the unique character of life in the County.” Given that the entire County is part of the ‘community at large,’ the goals and objectives of the General Plan are also relevant.



- e. Managing boat traffic on Lake Leelanau so it does not negatively impact water quality, natural vegetation and wildlife habitats?<sup>10</sup> Section 6.2.
  - f. Protecting air, water and soil resources? Section 7.2.3, Objective 1.
  - g. Preserving environmentally sensitive areas? Section 7.2.3, Objective 2
  - h. Preserving a tourist-friendly community while at the same time avoiding negative impacts? Section 7.2.5, Objective 2.
  - i. Managing growth consistent with the goals and objectives of the Master Plan (another overarching goal of many portions of the Master Plan).
18. Does the expansion of Leelanau Pines promote the intent and purpose of the Zoning Ordinance namely promoting the “health, safety and general welfare of the inhabitants of the Township, County of Leelanau Michigan by preventing overcrowding, avoiding undue congestion of population and facilitating transportation,” and protecting and honoring “the legitimate interests of said inhabitants”? See Zoning Ordinance, page 6.
  19. Is the expansion of Leelanau Pines and increased user density consistent with the primary intended use of a Commercial Resort District that has a much lower human user density and user impact on the surrounding area?
  20. Does the application seek to increase the use of the underlying property beyond what existed when the Zoning Ordinance was adopted<sup>11</sup>?
  21. Does the application seek to change the overall nature and character of Leelanau Pines from what existed when the Zoning Ordinance was adopted?
  22. Is a special use permit/authorization in place allowing Leelanau Pines to operate as an RV park or campground?
  23. If the Zoning Ordinance had been in place at the time Leelanau Pine started operations, would Leelanau Pines have been required to obtain a special use authorization?<sup>12</sup>

<sup>10</sup> Although the expansion of Leelanau Pines is not keyholing in the traditional sense, the massive expansion of Leelanau Pines is tantamount to keyholing where the Township has a lawful and legitimate right to regulate unchecked growth in users of Lake Leelanau.

<sup>11</sup> According to the Master Plan (April 2014), page 9-2, Centerville Township’s first Zoning Ordinance was adopted in 1979 and amended in 2007. The current Zoning Ordinance was amended again in 2020.

<sup>12</sup> In addition to a special use authorization and a long list of permits, before any changes can be made to Leelanau Pines, a zoning variance is needed (and may have been needed required depending on the zoning ordinance in effect at the time the marina was added). In its latest submission Northgate suggests that its proposed expansion of and changes to the marina at Leelanau Pines is solely a matter for the Michigan Department of Energy, Great Lakes, and Environmental Quality (“EAGLE”). This is incorrect. While EAGLE approval is required, a marina is not a permitted use in a Commercial Resort District, even with special approval. Thus the marina is Non-Conforming Use under Article XI of the Zoning Ordinance. Any enlargement or increase in a Non-Conforming Use requires a variance granted by the Zoning Board of Appeals which in turn requires a public hearing. See Zoning Ordinance Section 11.5.

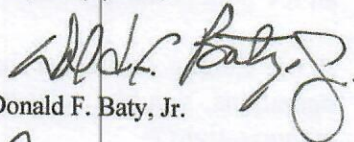


24. Should the rights and interests of riparian owners of property on Lake Leelanau, especially the approximately 900 owners of property on South Lake Leelanau, be considered?
25. Are the rights of riparian owners being protected? In balancing the unique rights and interests of all riparian owners, is it reasonable for Northgate, via the significant expansion of Leelanau Pines, to materially increase the number of users of Lake Leelanau. Will the expected increase of lake users negatively and materially impact the rights of all other riparian owners to the reasonable use and enjoyment of their lake front property and the lake itself?
26. Considering all the above issues, would the expansion of Leelanau Pines negatively impact the welfare of property (and property owners) adjacent or near the park?
27. Considering all the above issues, is the proposed expansion of Leelanau Pines consistent with the welfare of the community as a whole?

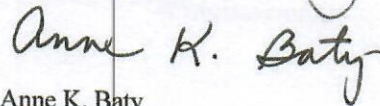
\* \* \* \* \*

Statements, letters and other evidence provided by residents, riparian owners, experts, and others from the community as a whole, the intent and purposes of the Master Plan and the Zoning Ordinance, together with the first-hand knowledge and experiences of members of the Planning Commission, taken together are more than sufficient for the Planning Commission to make findings of fact on all of the issues above. The objective evidence is compelling. And the conclusion is clear and irrefutable. The expansion of Leelanau Pines will not promote, and would seriously and irreparably harm, the welfare of adjacent and nearby property and perhaps more significantly, the community as a whole.

Very truly yours,



Donald F. Baty, Jr.



Anne K. Baty

cc: Timothy Johnson  
Lindy Kellogg  
Joseph Mosher  
Daniel Hubbell  
Ronald Schaub  
Jamie Damm  
James Schwantes  
David Borton  
Jeff Smith  
Ty Wessell  
Patricia Soutas-Little  
Lake Leelanau Lake Association c/o Tom Hiatt and Nancy Popa



**Subject:** Opposition to Leelanau Pines expansion

**Date:** Monday, September 19, 2022 at 4:14:49 PM Eastern Daylight Time

**From:** Patty Croom <pwcmsu@hotmail.com>

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

Dear Tim,

I write as I will be out of town this week and cannot attend the Zoning meeting.

I am a Leelanau County property owner of 25+ years, live in Leland, and am a member of the Lake Leelanau Lake Association (our property is on the Leland river). We are aware of the many challenges that Lake Leelanau already faces with invasive species and other issues. This expansion will only exacerbate that problem by bringing significantly more traffic to that site.

The Lake is fundamentally a residential region, and turning the current plans to expand that campground will detract from the lake's current character with a more resort-like atmosphere as opposed to the current campground.

I strongly encourage you to NOT approve this expansion.

Sincerely,

Patty Croom  
101 Chandler  
Leland, Michigan



**Subject:** FW: Leelanau Pines

**Date:** Monday, September 19, 2022 at 11:58:24 AM Eastern Daylight Time

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

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

FYI

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

**From:** Joanie Woods <[ibwoods@charter.net](mailto:ibwoods@charter.net)>

**Sent:** Monday, September 19, 2022 11:34 AM

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

**Subject:** Leelanau Pines

Chairman Johnson

When considering the expansion of Leelanau Pines, we feel that issues of pollution, overuse of infrastructure, noise, lack of sewer and destruction of the environment should be considered. Our beautiful area can only handle so many people, cars and boats.

If we want to keep Leelanau County a place where people want to live and visit, "Sustainable Tourism" and quality of life should be kept in mind.

We feel that this oversized development, which will cause irreparable damage to the environment, should NOT be approved!

Joan & Randy Woods

Owners of property on the Leland River

Sent from my iPad



**Subject:** Northgate EGLE Permits

**Date:** Monday, September 19, 2022 at 7:21:01 AM Eastern Daylight Time

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

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

Dear Tim and Tim, I have been monitoring EGLE permit applications and have found that no applications for a septage lagoon expansion, dock reconfiguration or campsite permit have been applied for yet by Northgate.

There are countless reasons to reject the proposal in its entirety, but in the unlikely event the Commission is wavering, it would be wise to delay a decision until EGLE and any other necessary governmental permits and approvals have been achieved, rejected or causing significant site changes.

Nancy Popa



**Subject:** Leelanau Pines Development

**Date:** Sunday, September 18, 2022 at 6:37:00 PM Eastern Daylight Time

**From:** Meredith Henley <meredith.m.henley@gmail.com>

**To:** tim@allpermits.com <tim@allpermits.com>, centerville-supervisor@gmail.com <centerville-supervisor@gmail.com>, timjohnson@centurytel.net <timjohnson@centurytel.net>

Hello,

We are lakefront residents on S. Lake Shore Drive, a few miles from Leelanau Pines. We urge you to deny the proposal for the changes at the Leelanau Pines Campground. Here are some of the reasons:

1. Increase in boat traffic. The campers are likely to bring boats from outside the area, likely increasing boat traffic and noise on the lake and possibly bringing invasive species. We donate each year for the abatement of invasive species such as Eurasian milfoil; our boat stays on this lake so we are already paying for others boating habits, and are happy that great progress against this has been made.

Even though this initial proposal does not seem to include a marina there is very likely to be day use launching and boating by many of the extra HUNDREDS of people. A marina proposal is likely to be next.

2. Increase in traffic and road use. There is already plenty of traffic including multi axle campers on S. Lake Shore Drive during camping season.

3. Increase in strain on limited resources such as grocery stores, restaurants; already these have seasonal staffing and capacity issues. Extra potential use of emergency services.

I have met a few seasonal workers who have been residing in the seasonally-rented campsites at this campground - working retail and winery tasting rooms and helping with this bit of the economy. Although probably well within the campground owners' rights this is a step in the wrong direction for increasing the population which relies on these workers.

4. Against character and development goals of the township and county. This is too much population in too small an area. I know chain stores are denied. This would be much more intrusive than putting a useful store, such as a Target store in the county.

5. We live on a section of the lake that has had 50% or so of homes converted to short term housing with lots of beds (airbnb style) over the past 6-7 years. We have seen first hand how these renters add to the noise, air pollution (campfires), boat traffic, lack of community. People who are on vacation seem to use more resources and often have less desirable living habits than the other neighbors.

6. Environmental effects. - this is likely to cause negative environmental effects on the lake and streams and wetlands and pine forest.

Please deny this proposal to add campsites and recreational facilities to this campground.

Meredith Henley  
2241 S Lake Shore Drive  
Lake Leelanau, MI 49653



To: Planning Commission  
From: Dave & Jennifer Dumoulin  
7061 South Beach Front Street  
Cedar Mi 49621  
Subject: Leelanau Pine Expansion  
Date: September 20, 2022

I have read thru the Centerville Township Master Plan on several occasions and spoke of it at the first meeting on August 29<sup>th</sup>. After my last review section, 8.3.2 stood out as an important section for you to be able to turn the proposed plan down.

**8.3.2 Commercial Resort:**

There are two resorts on Lake Leelanau. These businesses are thriving and contribute to our tourism economy. Their uses should continue to be supported through this district. The uses allowed under this designation should be reviewed to assure they are **compatible with the goals of the Township Master Plan.**

The current plan that was submitted does not in any way support the goal of the master plan. Please site 8.3.2 to turn this expansion down.

**Plan Adoption:**

At a Planning Commission meeting following the public hearing, on February 25, 2014, the Planning Commission discussed the comments received. At the Planning Commission meeting on March 25, 2014, the PC took action to formally adopted the Centerville Township Master Plan, including all the associated maps. Per the Michigan Planning Enabling Act (PA 33 of 2008, as amended), the Township Board has asserted the right to approve or reject the plan. **The Township Board formally adopted the plan on April 9, 2014.**

(this excerpt was copied from Centerville Township Master Plan – Update, page 9-1)

On a side note, the Northgate resorts plan developer quoted 8.3.2 at the august meeting but he left off the final statement “The uses allowed under this designation should be reviewed to assure they are **compatible with the goals of the Township Master Plan.**”

**Contact Info:**

Dave Dumoulin 513-617-0738 [dave.d.dumoulin@gmail.com](mailto:dave.d.dumoulin@gmail.com)



**Subject:** RE: Northgate Leelanau Pines Resort Expansion  
**Date:** Sunday, September 18, 2022 at 12:10:18 PM Eastern Daylight Time  
**From:** timjohnson@centurytel.net <timjohnson@centurytel.net>  
**To:** az@chartermi.net <az@chartermi.net>, tim@allpermits.com <tim@allpermits.com>, centervillesupervisor@gmail.com <centervillesupervisor@gmail.com>, Timothy A. Cypher <tim@allpermits.com>

Thank-you for your input Alan. I'll included it with the other public comment.

Tim.

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**From:** az@chartermi.net <az@chartermi.net>  
**Sent:** Friday, September 16, 2022 8:16 AM  
**To:** 'timjohnson@centurytel.net' <timjohnson@centurytel.net>; 'tim@allpermits.com' <tim@allpermits.com>; 'centervillesupervisor@gmail.com' <centervillesupervisor@gmail.com>  
**Subject:** Northgate Leelanau Pines Resort Expansion

It's another beautiful morning on Lake Leelanau!

As a resident at 6510 Lake Leelanau Dr I would like to voice my opposition to the expansion of the Northgate Leelanau Pines Resort. The residents of this lake have been spending significant time and resources to combat the environmental problems that the increased use of the public boat launches have created. This expansion flies in the face of what we are trying to accomplish. Between the increase in boat use, and enlarging the system to handle the sewage, it will have a detrimental impact to the lake environment.

I encourage you to make the right decision and say no to this expansion.

Alan Zelinski



**Subject:** Proposed Expansion of Leelanau Pines Campground

**Date:** Saturday, September 17, 2022 at 6:15:29 PM Eastern Daylight Time

**From:** Carol LeGray <carollegray@gmail.com>

**To:** timjohnson@centurytel.net <timjohnson@centurytel.net>

I live at 6945 S Glazier Beach Dr, Cedar MI. My husband, William J LeGray, and I purchased this property in 1977, 45 years ago. We are located about a mile from Leelanau Pines Campground. We started out as summer residents. My children and I were fortunate to spend entire summers here, and Bill was here every moment he could be. My children obtained summer jobs here in the county all though their high school and college years. We soon realized that this was the only place we wanted to be in retirement. We made our little cottage a permanent home and moved here in 2005. We were not snowbirds. We were here all winter. You may recall, that my husband, who has been deceased for four years, was often in attendance at your Board and Planning Commission meetings, as well as myself. Over these many years, various issues came up requiring changes in the township zoning requirements. In each case, the officers and committee members made well informed decisions and struggled over a Master Plan that has helped to keep our township an exceptional place to live.

Once again we are faced with decisions regarding the commercial expansion of a beloved area of the township; Leelanau Pines Campground. The fragile water quality of beautiful Lake Leelanau, the extensive wetlands, our gorgeous night skies full of stars, and the quiet, peaceful environment are all at risk.

Of great concern with such a huge expansion, is where will all of the sewage produced by over 400 families go? I understand that presently, a lagoon is used for sewage. What comes to mind, is that a lagoon is connected to ground water which eventually moves into the surrounding wetlands and on into the lake. In 2020, Centerville Township passed an ordinance that whenever a property was sold, the septic system or holding tanks had to be inspected. If the system was not up to code, the system had to be improved. What happened when Leelanau Pines was sold. I have heard nothing about this.

In regard to fragile wetlands, I understand that there are many areas of wetlands on the Leelanau Pines property. It has been mentioned that these areas are to become walking trails, and or a possible future area for a marina expansion. This topic was mentioned in comments at the Aug 29th Informational meeting, but Northgate did not respond.

The developer, Northgate Resorts, indicated that they do not have any plans to expand the marina "at this time". They would have to deal with EGLE permits to do so. However, they have already indicated on their present website that it is possible to launch a boat and anchor it off-shore. Can you imagine how many boats would be anchored off shore if they double the size the the campground sites available! I am not sure if our present zoning for how many boats can be kept on an individual property applies in this instance. I seem to remember that this regulation was a response in the past for concern for a keyhole situation. In addition, the magnitude of boat traffic and noise, as well as boaters and jet-skiers from so many campsites will destroy the present ambiance of our area. There are also real safety concerns with so many boats.

When we first purchased our property, I will never forget the overwhelming reaction, of my 70 year old mother-in-law, when she first visited us. She had never seen night skies and the multitude of stars we have in our sky in her entire life. When I think of the light pollution coming from Northgate's proposed nighttime activities, I am reminded of the situation which brought about the Centerville Township lighting ordinance. The RV Park father north on the narrower part of the lake was being criticized for the amount of light emanating from their property which was affecting homes of people across the lake. I believe the lighting ordinance was a result of this problem. It seems to have solved problems with excessive light. With this new development, at Leelanau Pines, I am concerned about light from swimming pools and nighttime activities like dances and karaoke.

These same type of activities (karaoke and dances) will create nighttime noise, something we have not had since Elmwood Township was dealing with a very loud wedding venue up on the hill above the lake. Residents on the lake were very upset about this noise, and it took several years to resolve that problem. We can expect the same situation from the activities that Northgate has with their other campgrounds around the country. Any noise on a lake is magnified and carried a long distance.

At the previous meeting on Aug 29th, I was very impressed with the people who spoke their concerns. People had done a great deal of research and were able to back up their concerns with sections of the Master Plan for the Township. This type of commercialism does not belong in this peaceful, rural



area. We only have to look to other areas of Michigan to see what has happened to other large inland lakes, such as Higgins Lake, and Houghton Lake. Lake Leelanau is a precious gem. Leelanau County, The Leelanau Conservancy, The Leelanau Lake Association and all of the townships around the lake have made a real effort to protect this beautiful area. Don't let Centerville Township become the entity that destroys it. Please deny this application in its entirety.

Carol LeGray  
6945 S Glazier Beach Drive  
Cedar, MI 49621



September 16, 2022

To whom it may concern,

We have had the privilege of living in Centerville Township for close to fifty years. This beautiful Township is steeped in a rich rural and agricultural history and is fortunate to include miles of shoreline on Lake Leelanau, a major oligotrophic lake in Leelanau County.

Northgate Resorts proposed grand expansion of the Leelanau Pines Campground is simply too large and not consistent with this history and if permitted would potentially degrade water quality and greatly increase boat traffic, road traffic, noise, light, etc. and all other related infrastructure issues.

For these reasons we firmly oppose the proposed expansion of the Leelanau Pines Campground.

Respectfully submitted for the public record,

Dr. Timothy and Nancy Keilty

6192 South French Road

Cedar, MI 49621



**Subject:** Leelanau Pines Expansion

**Date:** Friday, September 16, 2022 at 5:27:02 PM Eastern Daylight Time

**From:** nancy winters-koenig <winters\_koenig@yahoo.com>

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

Hello Tim,

Although the new owners of Leelanau Pines wish to provide a 1st class RV experience with expansion, Leelanau County is not TX. We are already experiencing overwhelming visitation with a lack of restaurants, restrooms and employees. Bringing in another Disney like experience is NOT what coming to Leelanau is all about.

We cannot handle any more traffic and visitor needs with our limited infrastructure. Nor do we wish to expand the infrastructure to accommodate more visitors. We respectfully request this expansion at Leelanau Pines be denied.

Sincerely,  
Dennis Koenig and Nancy Winters Koenig  
Cedar, MI



**Subject:** Comment/question about store at campground and more  
**Date:** Friday, September 16, 2022 at 3:06:03 PM Eastern Daylight Time  
**From:** Carolyn Weed <caryweed1@gmail.com>  
**To:** Tim Johnson > <timjohnson@centurytel.net>, Tim Cypher <tim@allpermits.com>  
**Attachments:** Image 9-16-22 at 2.56 PM.jpeg

Hi Tim (and Tim),

I have already written a public comment voicing my concerns about the intensive development along the shoreline in the proposed Leelanau Pines project. Their plan is to develop every bit of shoreline, regardless of the Roscommon muck soils, except for the portion listed on the National Wetlands Inventory. You can see this wetland area on the County website link to the national wetlands inventory: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> I have copied the map below so you can compare it to the proposed site plan.

Having only heard some of what came down at the last public hearing from my location outside the window, I was not really clear about the store being proposed along the shore in the Leelanau Pines Campground. What are they selling and to whom (and can the Township regulate this)? I heard some discussion among those who attended that such a facility could be serving the general public, enabling boaters to drop by and pick up whatever. Why else would the store be located right along the shore? Is the shore really the place to locate a commercial establishment in Centerville Township? Certainly this use could expand the level of boat traffic/noise/etc. beyond a level the Township anticipates as appropriate given the vision of the Master Plan and sections 8.3.2 and 8.4. This would be the case without even considering the impact of the intensive shoreline development on natural resources.







U.S. Fish



**Subject:** Leelanau Pines

**Date:** Friday, September 16, 2022 at 8:52:24 AM Eastern Daylight Time

**From:** Steve Hamilton <hamiltonsteve811@gmail.com>

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

Hello,

Based on the information available so far, I do not favor the expansion of this campground. It would conflict with the rural character of our township, adding traffic and expanding development in a sensitive lakeshore area. Nobody seems to think it is a good idea except the out-of-state corporation that wants to squeeze maximum profit out of the operation.

Thank you,

Steve Hamilton  
5685 E. Amore Rd.,  
Lake Leelanau 49653



**Subject:** Northgate Leelanau Pines Resort Expansion

**Date:** Friday, September 16, 2022 at 8:15:31 AM Eastern Daylight Time

**From:** az@chartermi.net <az@chartermi.net>

**To:** 'timjohnson@centurytel.net' <timjohnson@centurytel.net>, 'tim@allpermits.com' <tim@allpermits.com>, 'centervillesupervisor@gmail.com' <centervillesupervisor@gmail.com>

It's another beautiful morning on Lake Leelanau!

As a resident at 6510 Lake Leelanau Dr I would like to voice my opposition to the expansion of the Northgate Leelanau Pines Resort. The residents of this lake have been spending significant time and resources to combat the environmental problems that the increased use of the public boat launches have created. This expansion flies in the face of what we are trying to accomplish. Between the increase in boat use, and enlarging the system to handle the sewage, it will have a detrimental impact to the lake environment.

I encourage you to make the right decision and say no to this expansion.

Alan Zelinski



**Subject:** Opposition to the proposed Northgate Leelanau Pines Resort  
**Date:** Thursday, September 15, 2022 at 8:47:45 PM Eastern Daylight Time  
**From:** Walker, Rebecca Shera <rebswalk@iu.edu>  
**To:** timjohnson@centurytel.net <timjohnson@centurytel.net>, tim@allpermits.com <tim@allpermits.com>, centerville-supervisor@gmail.com <centerville-supervisor@gmail.com>  
**CC:** Charlie Walker <autorotateone@comcast.net>, allywalker1324 <allywalker1324@gmail.com>

Good evening,

I am writing to voice our family's opposition to the proposed Northgate Leelanau Pines Resort expansion. We are South Lake Leelanau riparian property owners since 2004 and were unable to voice our opposition publicly at the August 29 Centerville Township public hearing.

Creating one of the very largest campgrounds in Michigan on our lake is absolutely not in the best interest of anyone that regularly enjoys the beautiful Lake Leelanau. Our lake stakeholders are working very hard, and at considerable expense, to maintain its fragile ecosystem. An expansion of a resort of this type changes the very landscape of our beautiful and peaceful county and lake community. We are primarily concerned with the harmful impact to the lake and the wetlands by massively increased numbers of visitors, their vehicles, and their boats. Equally as devastating is the planned use of septic lagoons and stormwater runoff. Traffic is another factor that would be very problematic in our lovely rural county. It is likely that excess noise and light pollution would plague our lake as well, changing the very character of Leelanau County.

We sincerely hope that you will consider the devastating impact of this expansion caused by the density of visitors on the site of the current campground.

Best,

**The Walker Family**

Charles, Rebecca, Allison, and Christian Walker  
6500 South Lake Leelanau Drive  
Traverse City, MI 49684



**Subject:** Northgate Development-Developer Questions

**Date:** Thursday, September 15, 2022 at 8:22:52 PM Eastern Daylight Time

**From:** Mark Stuhldreher <markkazoo@sbcglobal.net>

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

**CC:** timjohnson@centurytel.net <timjohnson@centurytel.net>, centervillesupervisor@gmail.com <centervillesupervisor@gmail.com>

Dear Mr Cypher-

My name is Mark Stuhldreher, owner of property at 6068 S Lake Leelanau Dr. At the last public meeting on this development it was indicated that a copy of the questions to be sent to the developer would be made public.

Please provide me a copy of the questions and any responses received to date from the developer.

Thank you for your time.

Best Regards,  
Mark Stuhldreher  
269.501.4277

Sent from my iPhone



**Subject:** RV Expansion

**Date:** Thursday, September 15, 2022 at 7:29:14 PM Eastern Daylight Time

**From:** William Dennler <elaphebill@gmail.com>

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

Totally opposed!!!

LL resident year round

Sent from my iPhone



**Subject:** Northgate Leelanau Pines Resort Project

**Date:** Thursday, September 15, 2022 at 7:17:50 PM Eastern Daylight Time

**From:** Andy Walters <andy.walters@mcmaster.com>

**To:** timjohnson@centurytel.net <timjohnson@centurytel.net>, tim@allpermits.com  
<tim@allpermits.com>, centervillesupervisor@gmail.com <centervillesupervisor@gmail.com>

Hello,

I oppose the expansion project of the Northgate Leelanau Pines Resort. An expansion poses risks to the health of the lake, precisely at the time we are trying to avert a milfoil crisis. It is not in the economic interest of the rest of the landowners of the lake. Too much traffic and too much load on the land and lake.

Please do not allow expansion of the resort.

Sincerely

Andrew Walters  
3794 N. Manitou Trail, Box 48  
Leland Michigan 49654  
213-369-3989



Centerville Township Planning Commission

c/o Tim Johnson, Commission Chair

7426 Rosinski Road

Cedar, MI 49621

Cc: Tim Cypher, Zoning Administrator

September 12, 2022

Subject: Proposed Expansion of Leelanau Pines

Dear Mr. Johnson and Members of the Planning Commission:

My wife and I live at 6685 S. Glazier Beach Drive, Cedar, Michigan. Our home is located within a mile or so to the north of Leelanau Pines. We purchased our home here on Lake Leelanau 14 years ago because we loved the distinctive tranquil and pastoral character of both the lake and the Township. The Township has always been notable for its peaceful, rural nature and its lack of commercial development. As stated on the Township's website, "Commercial development is encouraged in the surrounding Villages of Cedar (to the south) and Lake Leelanau (to the north)." And unlike many inland lakes, Lake Leelanau has always been very clean environmentally and blessed with relatively light boat traffic and lake and lakeside noise. This lake and its surrounding area are true gems that need to be preserved in keeping with the beloved character of the Township and the terms of the Township's Master Plan.

We have spoken with scores of residents from Glazier Beach and the surrounding area, and we are all adamantly opposed to ANY EXPANSION of the Leelanau Pines Campground. Our sentiments have been clearly confirmed by the massive turnout of residents at the recent August 29 Planning Commission meeting, comprised of long-time seasonal and permanent residents, farmers, environmentalists and even long-time users of the Leelanau Pines Campground. Of the 150-200 attendees, not one person spoke in favor of the proposed expansion. Everyone was passionate about preserving this Township's uniquely peaceful and rural nature and vociferously opposed ANY more density at the site and the multitude of negative impacts associated with additional density.

The proposed expansion conflicts with both the spirit and the standards of the Township's Master Plan. As the Plan's Vision Statement emphatically emphasizes, "the residents of Centerville Township value and want to maintain the peaceful rural character and the scenic beauty of their Township." Throughout numerous sections of the Master Plan, it is made clear that preserving open space is paramount and that density and additional commercial development are not welcome. It is significant that Section 8.4 of the Master Plan states that the zoning plan for the Commercial Resort District in which Leelanau Pines lies "does not anticipate expansion of these uses." I believe that the existing campground situation at Leelanau Pines was "grandfathered" before the Master Plan and zoning regulations were enacted, and therefore "tolerated" as a non-conforming pre-existing use. Let's not expand something that likely would never have been allowed had our Township's Master Plan been in effect!

Section 3.63 of the Master Plan states: "It is extremely important that the quality of (Lake Leelanau and Lake Michigan) be protected from negative impacts of OVERDEVELOPMENT such as pollution and loss of scenic views of open water." The proposed Campground expansion phases would produce an overall



population greater than the population of either Leland or Northport and would result in significant additional pollution and loss of scenic views of Lake Leelanau. The numerous environmental concerns related to the expansion have been well-documented by the experts and residents at the recent Planning Commission meeting, including the damage that additional boat traffic would produce by increasing the growth and rapid spread of the invasive European Milfoil. Even if no new dock slips were to be added, the daily and short-term camp rentals would still generate significant new boat activity and resulting Milfoil spread. Also noteworthy is the fact that the many structures associated with the expansion plan, including a massive marina building, a waterfront pavilion and swimming pools at lakeside, would destroy the scenic views of Lake Leelanau from both the lake and the land, a criticism voiced by many of the meeting attendees who have used the campground and lake for decades. The Leelanau RV Park to the north has preserved open views along the lake; let's not clutter up the lakeside views at Leelanau Pines.

Northgate Resorts' website identifies the many campgrounds it currently owns and openly advertises the types of activities they routinely offer. Many of these activities do not conform to the peaceful, rural character of the area and the lake. For example: Beach Karaoke, Beach Band concerts, Beach volleyball, zip lines, daytime and nighttime laser tag and paintball in the open fields, fishing tournaments, weekly live music and dancing, swimming pools at the lake, and (my favorite), Booze Cruise around the park. Two additional concerns: some of their campgrounds offer daily visitor passes to the general public; and Leelanau Pines currently allows their campers to moor their boats off the lakeshore, thereby replicating the same effect as adding more dock slips; more density and more negative impacts.

Expanding the number of camp sites would negatively impact the quality of the land and waterways surrounding the campground and bring significant noise, boat traffic, roadway traffic and parking lot and hardscape development that are not in keeping with the vision and standards of the Township's Master Plan.

Centerville Township doesn't need a massive "Disney" style resort on the shores of Lake Leelanau, and the Township's Master Plan does not allow for it. We therefore strongly urge the Planning Commission to reject this expansion proposal in its entirety.

Michigan law clearly supports the Township's right and obligation under the Master Plan to reject the Northgate expansion. The Michigan Supreme Court case of *Thompson v. Enz*, 379 Mich. 667, 154 N.W. 2d 473 (1967) provides sound guidelines for dealing with land uses that would threaten the lake and the lakeside:

"examine the use itself as to its type, extent, necessity, effect on the quantity, quality, and level of the water, and the purposes of the user." "[It] appears that the purpose of the [applicant] is merely commercial exploitation." [It] is necessary to examine the proposed artificial use in relation to the consequential benefits and the detriment suffered, on the correlative rights and interests of other riparian proprietors and also on the interests of the State, including fishing, navigation, and conservation. An additional fact to be considered . . . is whether the benefit to the [proposer] would amount merely to a rich financial harvest, while the remaining proprietors who now possess a tranquil retreat . . . would be forced to endure the annoyances which would come from an enormous increase in lake users."



A similar Northgate expansion plan in Hinsdale, Massachusetts was recently rejected unanimously by its township's zoning board of appeals based on the overwhelming sentiment of its community. We urge you, our Planning Commission, to similarly reflect the overwhelming voice of our community by rejecting the Northgate proposal in its entirety.

Thank you for your time in acknowledging our concerns and incorporating them into the public record regarding this matter.

Sincerely,

John R. Stoller

6685 S. Glazier Beach Drive

Cedar, MI 49621



**Subject:** Comments relating to Northgate's revised application

**Date:** Wednesday, September 21, 2022 at 1:35:31 PM Eastern Daylight Time

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

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

I live on Glazier Beach, a short distance to the north of the proposed Northgate expansion. I urge you to reject their revised proposal.

Northgate's revised special use application now "only" asks for an additional 172 campsites. Just like the withdrawal of its EGLE request for more dock slips, it's all part of a strategy to give the appearance that Northgate wants to be a good neighbor, while hiding the many negative impacts that doubling the number of campsites would still inflict on the lake quality and scenic site lines, the fragile environment and the peaceful, rural character of our community.

Northgate's responses to the Commission's questions are simplistic, general in nature and fail to address many of the concerns raised by the attendees of the last meeting. As you deliberate over your decision, it is imperative that you take into account the reality that the programs and operations Northgate would implement with any expansion would be harmful to the community, very different than what exists with the current campground that was grandfathered many years ago. The current campground is made up of mostly seasonal, long-time residents who cherish the lake and the peaceful, rural character of the park and the surrounding area. Northgate will change that by bringing in mostly weekly families who won't be the same good stewards of the natural resources we all love. Even without adding boat slips, the added campsites will bring significant additional boat traffic and boat moorings. The Eurasian Milfoil epidemic on the lake will significantly increase, even if Northgate adds a boat wash station, since it will be unsupervised and likely ignored by many weekly boaters. Road traffic will be greatly increased and, even if our roads can withstand the wear and tear, that traffic will create additional safety hazards to bicyclists and pedestrians as they walk, run or go to their mailboxes along our highways.

Unlike the current peaceful use of the campground, Northgate's standard programs (as evidenced in its many other campgrounds) will destroy that peace and natural setting with noisy and disruptive activities like beach band concerts, beach volleyball, daily and nightly laser tag wars in the open field, its touted Booze Cruise in the park, and plenty of noise from the not one, not two, but three swimming pools they are planning.

The current campground preserves the scenic views at the lake shoreline. Northgate's proposal calls for numerous structures at the shoreline, including the massive 4,000 square foot "marina store with food and beverages," that will block the scenic views that the Township Master Plan is designed to protect.

The bottom line is that the revised proposal still fails to conform to the standards and requirements of the Master Plan and the character of our community, and should be rejected. Please protect the cherished nature of our community for us and for future generations.

Thank you.

John Stoller  
6685 S. Glazier Beach Drive  
Cedar, MI 49621



**Subject:** Letter regarding expansion of Leelanau Pines  
**Date:** Wednesday, September 21, 2022 at 1:04:34 PM Eastern Daylight Time  
**From:** David M. Baty <dmbaty@gmail.com>  
**To:** timjohnson@centurytel.net <timjohnson@centurytel.net>, joe.mosher@gmail.com <joe.mosher@gmail.com>, dan@hubbelfarm.com <dan@hubbelfarm.com>, Jamie Damm <jamiedamm@gmail.com>, lkellogg@leelanauconservancy.org <lkellogg@leelanauconservancy.org>, tim@allpermits.com <tim@allpermits.com>  
**Attachments:** David Baty - Letter regarding expansion of Leelanau Pines September 21, 2022.pdf

Attached is a letter for consideration at today's special meeting.

David Baty  
[dmbaty@gmail.com](mailto:dmbaty@gmail.com)



Mr. Tim Johnson  
Chairman Centerville Township Planning Commission

September 12, 2022

Dear Sir,

I am a seasonal camper at Leelanau Pines Campground. I have been a seasonal camper for 8 years, but have been camping there for 35 years. As you are well aware, the new owners, Northgate Resorts LLC, are looking to massively expand the current campground. The purpose of my letter is to express my feelings about this expansion and ask that the Planning Commission deny their permit request.

First, I do not believe that this expansion fits into the township Master Plan. As I recall, the Master Plan calls for maintaining a more agricultural, and tranquil township. This expansion would run entirely contrary to that mission. If approved, this would make Leelanau Pines one of the largest campgrounds in the entire state of Michigan, resulting in a total loss of tranquility and scenic beauty the township wants. The people currently living in the township either have lived here their entire life or came to this area, as I have, to escape this type of development. If I wanted to camp in a campground like they are proposing, I can find one almost anywhere. We chose Leelanau Pines and Leelanau County specifically for its tranquility and beauty. My wife and I love this area and are very conscious about being stewards of this area. The people Northgate will be marketing to and catering to will have NO desire to be stewards of the lake or the surrounding area. This is my second home. We arrive the first week in May and do not leave until the end of September or early October.

Second, I would like you to understand the mentality of the new owners. We have just recently received our new contracts for the 2023 season. However, between 15-20 seasonal campers got letters informing them that their current sites would no longer be seasonal but would be now classified as Transient sites. These people must now decide to leave or remain and go into a lottery to possibly get another seasonal site that may open. The new owners reasoning for changing these sites is strictly monetary, they believe they can make more money with transient sites, over seasonal sites. These evicted seasonals have about 2 weeks to decide, as our first installment payment for next year is due September 25, 2021. Also, Northgate is now charging the seasonal campers a storage fee of \$150 to keep our trailers on our current sites for the winter. They fully understand that many of these seasonal campers cannot be easily moved off the site and stored elsewhere. This is strictly an easy and unnecessary means to enhance revenues. I understand that the Planning Commission cannot set guidelines for how Northgate manages their parks. However, I want the Commission to understand that Northgate has no desire to be a friendly neighbor. They are only here to MAXIMIZE their revenue and not support the local government and economy.



In conclusion, I do not believe this proposal is in the best interests of Centerville Township, Leelanau County, or the seasonal campers already here. Thank you for the opportunity to express my views and voice my opinion.

Sincerely,

John Hatton

Seasonal Camper Leelanau Pines Campground



Douglas W. Rudy  
7401 South Beach Front Street  
Cedar, Michigan 49621

September 6, 2022

Mr. Tim Johnson  
Chairman, Centerville Township Planning Commission  
7426 Rosinski Road  
Cedar, MI 49621

Timothy A. Cypher  
Zoning Administrator for Centerville Township  
P.O. Box 226  
Lake Leelanau, MI 49653

Re: Northgate Leelanau Pines, LLC Plan to Expand Leelanau Pines Campgrounds

Dear Messrs. Johnson and Cypher,

We are concerned that the modifications and expansion plans proposed by Northgate Leelanau Pines, LLC to the Leelanau Pines Campground will have serious environmental impact on Lake Leelanau. Another concern is the impact Leelanau Pines Campground expansion will have on vehicular traffic and pedestrian traffic on Lake Shore Drive. We agree with all the public comments made at the August 29, 2022 Special Meeting of the Planning Commission and believe the comments will be made of record.

I understand that Mr. Cypher has been tasked with compiling a list of questions and concerns raised at the August 29<sup>th</sup> meeting. His work product will be submitted to representatives of Northgate Leelanau Pines, LLC for response by them to the questions and comments presented by Mr. Cypher.

In addition to the questions and comments that have already been communicated to the Planning Commission and to Mr. Cypher, I herein suggest some questions and comments to be submitted to the representatives of Northgate Leelanau Pines, LLC for response.

Here is a short list of questions to consider:

- 1) Northgate Leelanau Pines, LLC has not, to my knowledge, reached out to the riparian landowners of Lake Leelanau for input and possible concerns by the landowners. Will Northgate Leelanau Pines, LLC consider doing so and if not, why not?
- 2) Is there a contingency clause in the purchase agreement of the Leelanau Pines Campground property stating, in effect, that if Planning Commission, or any other



**DOUGLAS W. RUDY**

government body, does not approve the expansion and revisions to Leelanau Pines Campgrounds, the purchase will be rescinded, or the like.

- 3) The Lake Leelanau Lake Association has been working very hard to combat invasive species now prevalent Lake Leelanau. It is likely that the current population of invasive species "hitchhiked" on boats coming into the lake from other lakes. What specific actions will Northgate Leelanau Pines, LLC take to assure Leelanau County that all boats, trailers, cars used to launch boats, recreational gear such as water skis, tubes, fishing equipment, ballast from wake boarding boats or ballast bags, and any other hardware that may be subjected to harboring invasive species is not "brought into" or "taken out of" the lake (to prevent invasive species already in Lake Leelanau from getting transported to another lake).
- 4) Does Northgate Leelanau Pines, LLC have a plan to provide a boat/trailer/tow vehicle wash station in the park? Will Northgate Leelanau Pines, LLC make it mandatory that boats/trailers, tow vehicles and recreational equipment (including ballast bags or ballast tanks of wake boats) be washed before each launch into Lake Leelanau? Does Northgate Leelanau Pines, LLC plan to have boat wash service fees be charged to boat owners? If so the impact of such a fee to a boat owner could be lessened if the boat owner knew that a portion of the fee was going to support the Lake Leelanau Lake Association.
- 5) It appears that a traffic survey, as of September 4, 2022 or earlier, may be underway in Centerville township. Does Northgate Leelanau Pines, LLC have anything to do with this apparent traffic survey? If Northgate Leelanau Pines, LLC has a connection with any traffic survey in Leelanau County will the results of such traffic survey be available to the citizens of Centerville Township?
- 6) What good is Northgate Leelanau Pines, LLC going to do for the lake? What positive actions will Northgate Leelanau Pines, LLC undertake to improve the ecology of Lake Leelanau (the actual lake not the town of Lake Leelanau)?
- 7) How will "run-off," from the current and the proposed additional campsites and structures, into Rice Creek and directly into Lake Leelanau be controlled, restrained, diverted, and processed before the run-off flows into the lake?
- 8) Contributions to the Lake Leelanau Lake Association are one source of funding for lake restoration and preservation projects. "Campers" are lake users and as such they may be amenable to joining the Lake Leelanau Lake Association. Do you have any plans to encourage them to join the Association? Will Northgate Leelanau Pines, LLC consider a reasonable surcharge to campers for the privilege of using Lake Leelanau for recreational purposes? A small fee earmarked for Lake Leelanau Lake Association would show good faith on Northgate Leelanau Pines, LLC's behalf to protect the ecology of the lake.



**DOUGLAS W. RUDY**

- 9) Another avenue for Northgate Leelanau Pines, LLC to show that it supports the ecology of the lake is for them to pledge a significant annual amount as a charitable contribution to the Lake Leelanau Lake Association. Has Northgate Leelanau Pines, LLC thought of this, and would they be willing to contribute to the Lake Leelanau Lake Association?
- 10) Is the current sewage treatment lagoon in compliance with all state, county, and township regulations? If not, what are the non-complying elements? What are the plans of Northgate Leelanau Pines, LLC to mitigate and ameliorate the non-compliant elements? How is wastewater and sewage currently processed at Northgate Leelanau Pines? How will it be processed during and after the proposed expansion of Northgate Leelanau Pines? Will modifications be made to the current wastewater and sewage treatment apparatus be undertaken? What will be done to accommodate the scope of treatment that will be necessary?
- 11) Please tell us everything about Northgate Resorts. Has Northgate Resorts, Northgate Resort Ventures, LLC, or any affiliates related to Northgate Resorts, been turned down or restricted on any projects it or its affiliates have proposed undertaking? Has Northgate Resorts, LLC or its related companies, ever challenged local planning commission or zoning decisions? If the answer is "yes," please provide a summary of the outcome and the names of organizations and contacts on the side opposing Northgate Leelanau Pines, LLC or its affiliates or parent companies.
- 12) The phrase "not at this time" was used in response to questions raised at the August 29<sup>th</sup> special meeting of the planning commission. This open-ended response that doesn't rule out further expansion of Northgate Leelanau Pines. Does Northgate Leelanau Pines, LLC have any plans for expansion or revisions to the current Northgate Leelanau Pines, LLC Fishbeck Project (previously Fishbeck Project Number 211505) or revisions to Project Number 211505? If so, what are the revised plans?

Messrs. Cypher and Johnson, thank you for giving us the opportunity to address our concerns regarding the expansion project of Lake Leelanau Pines Campground. My family respectfully requests that the Planning Commission reject the proposed Masterplan and Siteplan Approval Application submitted by Northgate Leelanau Pines, LLC.

Sincerely,

Douglas Rudy



**Subject:** Northgate Public Hearing - Compliments to Mr. Johnson & 2 Questions  
**Date:** Thursday, September 1, 2022 at 4:44:05 PM Eastern Daylight Time  
**From:** Wayne Swallow <leelanaubound@gmail.com>  
**To:** Tim Cypher <Tim@allpermits.com>  
**Attachments:** image.png

Hi Mr. Cypher,

First please pass my compliments along to MR. Johnson for managing the August 29th hearing. He did a fantastic job under trying space conditions along with the obviously emotional feelings of those gathered.

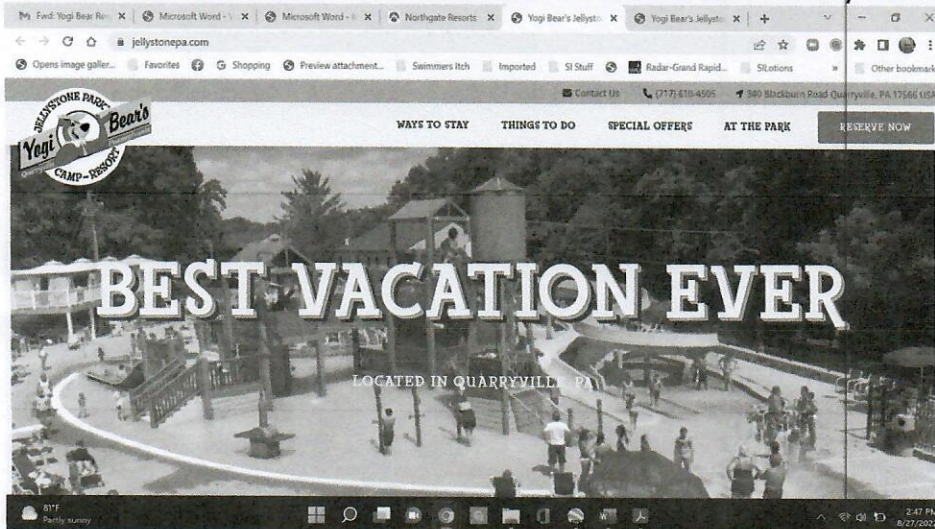
### Questions for Northgate

The Draft findings of fact identified many sections of the Master Plan that apply to the Northgate application. The Northgate Representative stated that the application satisfies the Master Plan. I'd like to have them answer the following two questions from my comments and that were also identified in Master Plan sections applying to the Northgate application.

#### Question #1 - from the findings of fact Master Plan sections applicable to the Northgate application

##### 7.2.3 Natural Resource Goal

Protect the natural resource assets, which are the basis for recreation, agriculture, scenic beauty and rural character and our health and well-being. How does Northgate plan to satisfy this requirement by doubling the number of RV sites and the water attraction. See below...does this look like scenic beauty and rural character?



#### Question 2 - from the findings of fact Master Plan sections applicable to the Northgate application

##### 8.4 Zoning Plan

##### Commercial/Resort

This district encompasses two long standing Lake Leelanau resorts. **The Plan does not anticipate expansion of these uses or this district.**

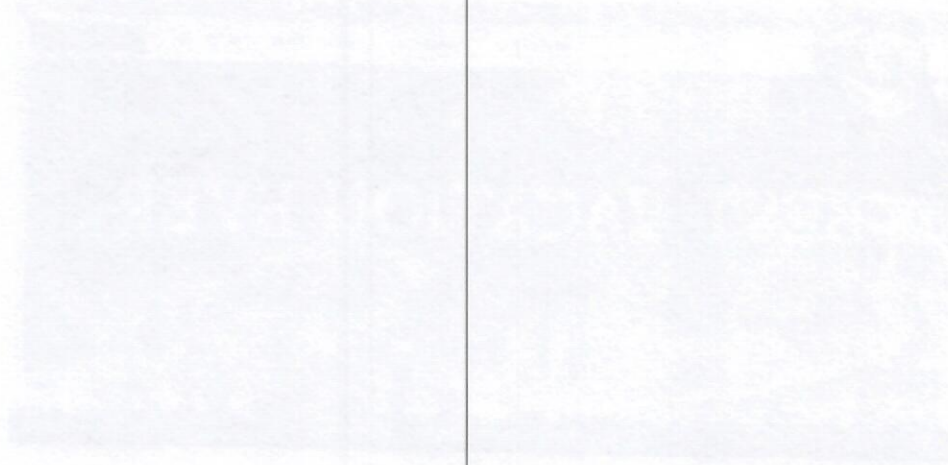
How does Northgate hope to satisfy this requirement, with the doubling of sites (and possibly more), water attraction, wetlands encroachment, etc?

Thank you in advance for including my two questions as you compile all the questions voiced and those of the planning committee. Feel free to contact me if you have any questions.

Best regards,



Wayne Swallow  
231-649-2087





**Subject:** Precedent

**Date:** Tuesday, August 30, 2022 at 9:03:11 AM Eastern Daylight Time

**From:** dave.d.dumoulin@gmail.com <dave.d.dumoulin@gmail.com>

**To:** timjohnson@centurytel.net <timjohnson@centurytel.net>, tim@allpermits.com  
<tim@allpermits.com>

Tim and Tim

The Webster dictionary defines:

**Definition of *set a precedent***

: to decide something that will be used as an example or rule to be followed in the future The ruling in the case is likely to *set a precedent* for how future cases are decided.

There are 2 RV parks on Lake Leelanau and this board will set the tone for the entire lake. Everything sells at some point in all lifetimes, which means the other park can sell too. Please do not set precedent!

**“Everything sells. Like integrity. Like democracy. Like truth. Like deeds.”**

— Steven Weber

Dave Dumoulin  
7061 South Beach Front Street  
Cedar Mi 49621





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

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

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

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



Areas of concern:

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

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

- 2. Invasive Species:** Our Association is currently spending several hundred thousand dollars annually to combat the threat aquatic invasive species present to our lake. Increased boat traffic will significantly increase the risk of introduction and re-introduction of invasive species like Eurasian watermilfoil, which has severely compromised the beauty and recreational use of many lakes in Michigan specifically and across North America. We recommend that any Special Use Permit that may be granted require that every boat launched from the park be washed with a high-pressure water spray system staffed by trained personnel.
- 3. Development on the Shoreline:** The shoreline itself is a precious ecosystem that must be protected. The development of pools, stores, pavilions and parking on the beautiful shoreline of Lake Leelanau and along Rice Creek would be detrimental to the water quality and habitat of Lake Leelanau. These facilities add significant amounts of impervious surfaces which will carry sediment and



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

**4. Impacts of Nutrients from the Sewage Lagoon:** The proposed plan does not address the consequences of the increased usage of the sewage lagoon to groundwater and surface water. There is no mention of upgrading the lagoon even though the usage will increase substantially. Hydrological studies of the potential impact of the expansion must be performed.

**5. Impacts to wetlands:** The property includes an endangered forested wetland which is of tremendous importance in the filtration and maintenance of the high quality of the water in Lake Leelanau's ecosystem. The construction of hiking trails will degrade the wetland, which must be avoided.

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



Dave Dumoulin 7061 South Beach Front Street in Billman's Beach subdivision just north of the proposed space

My wife is 3<sup>rd</sup> and our kids are 4<sup>th</sup> generation and our two great nieces are 5<sup>th</sup> generation

I would like to talk about the Master plan from 2011.

### **7.1 Vision Statement:**

According to the results of the 2011 Survey, the residents of Centerville Township value and want to maintain the peaceful rural character and the scenic beauty of their township. Most citizens want to maintain the township's farmland, open space, and natural environment without the burden of uncontrolled growth and its associated impacts. Under Michigan law, a plan should also promote public health, safety and general welfare. The Planning Commission is committed to promoting a future for the township that is environmentally, socially and economically resilient for the present and future generations of Centerville residents.

**7.2.1 Land Use Goals** Retain the township's rural and scenic character.

Objectives and Action Steps ☐

**Objective 1: Minimize the loss of farmland, forestland and open space.** ☐ Support the use of conservation easements. ☐



Support the purchase of or transfer of development rights. ☐  
Encourage cluster developments to preserve open space. ☐  
Maintain a 1.5 acre minimum lot size, but manage overall density. ☐

**Objective 2: Guide growth and development towards the towns of Cedar and Lake Leelanau.** ☐ Coordinate land use plans and related regulations with adjacent townships. ☐

**Objective 3: Preserve the Township's scenic and aesthetic assets.** ☐ Identify significant historic, archaeological and scenic features for preservation and enhancement. ☐ Provide incentives for cluster developments. ☐ Manage setbacks and screening for all developments. ☐ Work with organizations to preserve the rural character of road corridors, scenic heritage routes, and scenic vistas. ☐ Review existing ordinances regulating junk, noise, lighting, blight and signs.

### **7.2.3 Natural Resource Goal :**

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

#### **Objective 1:**

**Encourage sensitive site planning to protect the air, water and soil quality.** ☐ Establish regulations for land development to



avoid negative impacts to air, water and soil assets. ☐ Promote alternative waste water systems and septic system inspections. ☐ Cooperate with watershed management programs. ☐ Address protective standards for waterfront usage. ☐ Preserve the natural vegetation of shoreline areas through greenbelt regulations.

**7.2.5 Economic Goal** Support local economic opportunities in a manner that is consistent with the character of the township as described in the vision statement of this Master Plan.

### **Objectives and Action Steps** ☐

**Objective 1:** Support employment opportunities that aren't dependent on seasonal businesses. ☐ Review options for home occupations. ☐ Support improved digital communications. ☐ Work cooperatively with local economic development groups to retain and attract business. ☐ Support development of year-round recreational uses. ☐ Review economic options allowed in the recreational district. ☐

**Objective 2:** Preserve a tourist-friendly community. ☐ Work with the Heritage Route Committee and other organizations to enhance the corridors through Centerville Township. ☐ Review both positive and negative impacts of the local tourism industry and work to resolve any identified issues, such as traffic, parking and the need for restroom facilities.



## Chapter 8: Future Land Use Recommendations:

8.3.2 Commercial Resort There are two resorts on Lake Leelanau. These businesses are thriving and contribute to our tourism economy. Their uses should continue to be supported through this district. The uses allowed under this designation should be reviewed to assure they are compatible with the goals of the township Master Plan.

What is ironic, the picture used on the Master plan is the first farm north of the development





The citizens ask that you stay with the master plan!

Many of us also believe that this development is a public safety issue: adding additional, Bikers and walkers on 643 is dangerous. As all of the side roads are private and should not have increased traffic, it will push to 643.

I have one final question. I am sure this is one of the larger and most attend hearings, what is the commission's responsibility to notify the taxpayers?

I would like to ask that all taxpayers within 2 miles of the property be mailed 45 days before any further meetings as many of us do not live here full time and will need to make arrangements or hire a council to attend future meetings. This should be paid for by the developers, not the taxpayers.



**Subject:** Leelanau Pines Expansion

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

**From:** Sam Fessenden <samfessenden2016@gmail.com>

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

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

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

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

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

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

Thanks for listening,

Sam



Wednesday, September 21, 2022 at 14:29:00 Eastern Daylight Time

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

Dear Centerville Township Zoning Administrator,

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

Sincerely,

Dave Morgan  
6891 S. Glazier Beach Drive  
Cedar, MI 49621  
231-228-5544  
[itsdmorgan@gmail.com](mailto:itsdmorgan@gmail.com)

width= Virus-free.[www.avast.com](http://www.avast.com)