

Memo

TO: Chris Grobbel – Centerville Township
Tim Johnson – Centerville Township
James Swantes – Centerville Township
CC: Chelsea Bossenbroek – Northgate Resorts
Brion Doyle - Varnum
FROM: Jason Vander Kodde - Fishbeck
DATE: September 13, 2023 **PROJECT NO.:** 211505
RE: Northgate Leelanau Pines Campground, Centerville Township
Site Plan Review Response and Resubmittal

Fishbeck has revised the Site Plan for Leelanau Pines Campground, Centerville Township (Township) in accordance with review email received on September 7, 2023. These responses are intended to complement the revised site plan drawings for the proposed Leelanau Pines Campground project for ease of review.

Township Planner

In response to written comments from the Township Planner (Chris Grobbel) dated September 7, 2023 the following Site Plan items are provided:

1. Copy of the Part 303/31 EGLE, WRD permit application, including details regarding stormwater disposal in wetlands, etc. and any wetland delineation report(s).

The Part 301/303 EGLE WRD permit is an on-line only application of the State of Michigan MiEnviro Portal. The Part 301/303 EGLE WRD permit application public notice was issued on 9/11/23. At that time an internet link became available for both Centerville Township Officials and the citizens of Centerville Township at large to review all pertinent 301/303 permitting application materials on the State's website:

<https://mienviro.michigan.gov/ncore/external/publicnotice/info/-8593024725930750304/details>

A separate public hearing will be held to gather public input on these details for the EGLE permit review, consideration and processing.

Northgate requests that EGLE 301/303 permit issuance be a condition of the Centerville Special Land Use and Site Plan Approval approval, as the EGLE has jurisdictional regulating authority, and the EGLE permitting process timeline may take longer than the agreed upon Township Planning Commission processing timeline.

2. Copy of the Part 41 EGLE wastewater treatment system permit application and supporting documents, plans, calculations, etc.

The part 41 EGLE wastewater permit is also an on-line only application of the State of Michigan MiEnviro Portal. The wastewater application site plan is consistent with the current site plan submitted to Centerville Township. Design calculations and criteria are still in draft form and will be reviewed, revised as needed, and then finalized by the Department at their convenience.

Northgate requests that this permit issuance be a condition of approval, as the EGLE has jurisdictional authority and the EGLE permitting process timeline may take longer than the Township Planning Commission processing timeline.

3. Provide a written impact statement "relative to project impacts on existing infrastructure (including traffic capacity of streets, schools, and existing utilities) and on the natural environment of the site and adjoining lands." Centerville Township Zoning Ordinance: Requirements for Site Plan, Section 13.1.14 SPR.

Project Impact Statement:

The proposed improvements are within the capacities of the existing public infrastructure: The Traffic Impact Study has been submitted to the LCRC for approval and the proposed drive entrance improvements have been permitted as compliant with LCRC standards. The Leelanau County Sheriff, Glen Lake Schools, and Cherryland Electric have all reviewed the proposed improvement drawings. The private on-site wells and sewage treatment and disposal system improvements are being coordinated with the Leelanau County Health Dept and Michigan EGLE with any related improvements being reviewed and permitted by those agencies.

The natural environment of the site will be protected by site design features including minimal grade change, maximum tree projection, tree replacement where limited clearing occurs, designing storm water runoff management basins compliant with LCDC standards, and minimizing wetland impact by the earlier removal the boardwalk and fishing piers from the Site Plan and associated EGLE 301/303 application.

The adjoining lands will be protected by preserving a vegetative buffer along the perimeter of the site and placement of the proposed amenities within the middle of the site instead of along the edges.

4. Provide a photometric plan depicting "exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used" as required by Sections 3.18.2 outdoor lighting fixture dark night sky restrictions and 13.1.17 SPR.

The existing exterior stand-alone lighting locations are shown graphically on the existing conditions sheets C100 and C101-C104. The proposed new exterior stand-alone lighting locations, areas of illumination and cut sheet detail are shown on sheets L101-L104. The previous site plan presentation of this information meets the zoning ordinance requirement of "exterior lighting locations with areas of illumination illustrated..." The Centerville Township Zoning Board of Appeals affirmed this fact in their December 20, 2022 ruling that the site plan information was adequate for Planning Commission review and approval.

5. Revise site plan sheets C101 through C103 adding the "length, width and height of each (existing) building as required by Section 13.1.6 SPR.

The overall length, width, and height of each (existing) building are shown on sheets C100, C101-C104 where applicable.

6. Revise site plan sheets C103 and C104 adding the dimensions of existing docks, moorings (i.e., number and locations), and the existing boat launch including existing signage and lighting, if any.

The overall length and width dimensions of the (existing) docks, moorings, and boat launches are shown on sheets C100 and C101-C104 where applicable. The location of the existing boat launch signage is also shown on sheets C100 and C101-C104 where applicable.

7. Revise site plan sheets C100 through C104 adding the dimensions of existing parking areas (i.e., locations, dimensions, method of surfacing, and number of existing parking spaces), including existing signage and lighting, if any.

The approximate overall length and width dimensions of the (existing) parking areas and surface materials are shown on sheets C100 and C101-C104 where applicable. The limits of some of the grassed and gravel areas are subjective (much like the Township Hall) and are estimated accordingly.

8. Please submit details regarding proposed sign lighting, i.e., at the new entrance sign and any other internal signage.

The details regarding the proposed sign lighting area shown on sheets L101-L104 where applicable. General note number 5 has been added to sheets L101-L104 describing the proposed campground regulations, wayfinding, safety, identification, and interpretive information was added to these sheets for clarification purposes.