

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: October 16, 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 findings of fact (dated 9/17/23) and Planning Commission’s comments received on October 3, 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 – Findings of Fact

In response to written comments from the Township Planner (Chris Grobbel) dated September 17, 2023 the following Site Plan items are provided:

GENERAL FINDINGS OF FACT:

1. The Planning Commission finds that the site is located at 6500 E. Leelanau Pines Dr., Cedar, Leelanau County, Michigan.

Northgate Response – Agreed, No comment

2. The Planning Commission finds that the subject property consists of 72.74 acres (Parcel No. #45-002-35-003-13).

Northgate Response – Correction: the site acreage is 80.08 acres including the land between the intermediate traverse line and the bodies of water (Lake Leelanau and Rice Creek). This acreage was submitted and highlighted on PDF page 11 of 126 showing the Grand Traverse Surveying and Mapping survey of the site (9/29/21).

3. The Planning Commission finds that the property is zoned Commercial Resort (CR) by the Centerville Township Zoning Ordinance, effective December 7, 2007, as amended through April 27, 2023.

Northgate Response – Agreed, No comment

4. The Planning Commission finds that the Applicant has agreed “(t)his revised site plan will cap the number of boats at 82, and will also contain details regarding the boat- washing station to prevent the introduction of invasive species...” see Section 3: Mediation Settlement Agreement, Case no. 2023-10981-CZ & CZ 2023-10986-AA, dated August 17, 2023.

Northgate Response – Agreed, No comment

5. The Planning Commission finds that required local agency permits, including but not limited to the required EGLE permits (i.e., Part 41 groundwater discharge for sewage/ waste water treatment and disposal (EGLE #HPM-09PX-793C6); Part 125 Campground expansion license (follows final Township action); and Parts 303/301 stormwater discharge, marina, docks/moorings, boat launch, wetland fill, shoreline stairs, shoreline stabilization, etc. (EGLE #HPR-59MH-CX6Z7), Leelanau County Soil Erosion and Sedimentation Control (SESC)/Leelanau County

Drain Commissioner; Cedar Area Fire & Rescue; Leelanau County Road Commission; are either already in-place, or need to be submitted to the Township as condition of this approval.

Northgate Response – Agreed, conditional approval is requested.

6. The Planning Commission finds that, under Section 13.1.D. of the Centerville Township Zoning Ordinance, the proposed project is a major site plan, and that the Planning Commission is the designated authority to review and approve, approve with conditions, or deny the project site plan.

Northgate Response – Agreed, no comment.

SECTION 4.4 – Schedule of Regulations.

Parcels within the CR District shall meet the following dimensional regulations.

A. Minimum Lot Area - 20,000 square feet.

The subject parcel consists of 72.74 acres or 3,168,554.4 sq. ft.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, but again note that parcel is 80.08 acres or 3,488,285 sq.ft.

B. Minimum Lot Width - 100 feet

The subject parcel lot width is 425 (+/-) feet along S. Lake Shore Dr (CR 643) and 2,667 feet (+/-) along the shore of S. Lake Leelanau.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, but note that the Grand Traverse Surveying and Mapping survey shows 427.25' along S Lake Shore Dr and approximately 2930 linear feet of shoreline on Lake Leelanau.

C. Maximum Height of Structure - 40 feet

Finding: The heights of proposed new and renovated buildings and structures have been specified or labeled as "single-story" on site plans (with the exception of "staff housing" and "cabanas.") See Sheets C200 and C202, dated 9/1/23. The Planning Commission finds that this standard has not been met, and more information is needed. Height of staff housing and cabanas must be specified in the amended site plan and that height of ALL structures must comply with maximum height requirements.

Northgate Response: The proposed building heights will all be 40 feet or less. Note #4 has been provided on C200 to confirm this maximum building height. Staff housing and cabanas will fully comply.

D. Front Lot/Waterfront Setback - 40 feet minimum

Finding: Proposed front/waterfront setback for all structures, except for an 8 ft by 8 ft shed at the new boat launch and dome at the shoreline playground are 40 feet or greater (see Sheet C104, dated 9/1/23). The Planning Commission finds that this standard has not been met.

Northgate Response: The front/waterfront setback for all proposed structures is met. The waterfront setback line for the proposed structures is now shown and labeled on C200, C203, C204 and all pools and buildings are located outside the setback. The existing play dome will be removed as part of the project. The existing 8-ft by 8-ft shed at the waterfront was constructed before the setback requirement was enacted, has been used and maintained since that time, and will continue to be used and maintained as it is legally non-conforming.

E. Side Lot Setbacks - 10 feet minimum

Finding: Proposed side setbacks are 10 feet or greater (see Sheet C200, dated 9/1/23). The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

F. Rear Lot Setback - 15 feet minimum

Finding: Proposed rear setbacks are 15 feet or greater (see Sheet L101). The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

G. Setback from Highway - 40 feet minimum with 66 ft right-of-way

Finding: Proposed entrance parking area setback from C.R. 643/S. Lakeshore Dr. is greater than 40 feet (see Sheet C401, dated 9/1/23). The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

G. Maximum Lot Coverage - 25 percent

Finding: Proposed lot coverage is not detailed within the revised site plan review application (see Sheet C200, dated 9/1/23). The Planning Commission finds that this standard has not been met, and more information is needed.

Northgate Response: The Lot Coverage calculations have been provided on a new sheet C205 for the proposed campground improvements. A table has been provided to clarify the lot coverage according to the zoning ordinance as well as various interpretations of the term. Including all existing and proposed improvements, the campground lot coverage is 21.58%. This is 3.42% (2.74 acres) less than the 25 percent maximum (20.02 acres) based on the most liberal interpretation.

Additional Requirements:

Section 6.2. - CR: Uses Permitted by Special Approval

1. Special land uses include "...campgrounds, and RV parks..."

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

Section 3.7.C. - Signs

1. One identification sign of not more than 32 square feet may be erected on the premises as part of any business.

Finding: Applicant proposes one (1) top-lit, entrance sign at 40 square feet, i.e., sign panel at 10 ft by 4 ft on 8 feet high end-posts. The Planning Commission finds that this standard has not been met.

Northgate Response: The existing sign and poles will continue to be used with an updated center graphic. The small arch on the top of the sign will be removed as part of the project, so the overall square footage will be reduced (as shown on L101). The existing identification sign was constructed before the size requirement was enacted, has been used and maintained since that time, and will continue to be used and maintained as it is legally non-conforming.

Section 3.18 Outdoor Lighting Ordinance - Section 3.18.2 Standards:

Outdoor lighting fixtures (fixture) and installations shall conform to the following restrictions, excluding applications of single decorative lamps of less than 70 watts:

1. The fixture shall be designed and/or shielded in such a configuration as to limit all lighting above the fixture from horizontal to the lamp and upward.

Finding: The Planning Commission finds that this standard has been met. See Sheet L104.

Northgate Response – Agreed, no comment.

2. The fixture and installation are to be designed such that direct views of the lamp are not visible from adjacent properties or public property, including roadways.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

3. Fixtures and installations are to be designed in such a way as to minimize energy usage through:

A. Optical efficiency of the lamp and fixture.

B. High lumen per watt output of the lamp source.

C. Use of manual switching, timers and/or motion detectors for minimal usage.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

4. All outdoor recreational facilities, including but not limited to tennis courts, outdoor field sports, golf courses and facilities, and ski areas shall be illuminated with fixtures in compliance with the above restrictions and equipped to manually or automatically switch off before 11:30 pm.

Finding: The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: The nature of a campground with paid 24-hour customer use is very different than the nature of outdoor recreation uses mentioned in the ordinances where customers pay on a per-day (ski hills) or per-event (tennis courts, golf, driving range, soccer, football, softball fields etc.) basis and then leave the facility and go home during the overnight hours. The campground is not lit in its entirety whereas the other outdoor recreation uses generally are lit entirely. All of the campground amenity lighting in areas that are closed for the night for quiet hours by 10:00 will be turned off by 10:30.

However, campground customers expect and deserve minimum security lighting such that night-time trips to/from the bathroom, camper, car, boat, laundry, or town for unexpected needs are safe, secure, and navigable for pedestrians and vehicles in all weather conditions. Therefore, Leelanau Pines has provided minimal security downcast lighting internal to the proposed campground with appropriate screening and buffering around the perimeter to maintain 24-hour lighting during camping season without detrimental impact to neighbors. Our minimal downcast security lighting is either building mounted (bathrooms) or shown on the Landscape drawings L101 (2 lights), L102 (2 lights), and L103 (2 lights).

The Northgate campgrounds are generally pretty dark in most areas for the best camping experience. The zoning ordinance standard is either not applicable to 24 hour use facilities or it has been met by the low-impact, security lighting only design described. (Also see the Sections 9 security exemption below.)

5. Spotlights and floodlights shall be directed generally downward. By exception, signage, buildings and landscaping may be upright only by fixtures less than 70 watts and the lighting must light only the intended surface area.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

6. Signage may be lit only to the extent that the signage itself is directly lit by the lamp source. The lamp source may not be visible to the passing motorist in either direction.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response – Agreed, no comment.

7. Pole lighting may not be higher than 22’.

Finding: The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: Note #4 on the Landscape Drawings (L101-L103) now confirms that all proposed site lights are 22’ maximum height.

8. Parking lots may only be lighted during regular business hours + 1hr at closing.

Finding: The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: There are no parking lot lights on the plan subject to regular business hours. All site lighting proposed (six new poles on 80 acres) is intended for security lighting for a safe and enjoyable 24-hour campground experience and are allowed by this exception. The location, height, and style of lighting has been designed to optimize the dark camping experience (including campfires and sleeping) while buffering the neighboring properties by being located in the primarily in center of the property, see drawings L101 (2 lights), L102 (2 lights), and L103 (2 lights). Five of the six security lights are provided on the main access driveway between the public road and the dry hydrant and are also provided for the fire department for their safe and efficient access during emergency use.

9. Security lighting of parking lots and buildings is exempt from the above provision, except that Security lighting must comply with articles 1, 2 & 3. If Security lighting is to be wall mounted, it must be oriented downward.

Finding: The Planning Commission finds that this standard has been met. See Sheets L101 through L104.

Northgate Response: – Agreed, no comment.

10. The use of lighting for farming is specifically exempt from the standards of this ordinance, except that greenhouse and hothouse lighting is to be considered an industrial application.

Finding: The Planning Commission finds that this standard is N/A.

Northgate Response – Agreed, no comment.

11. Other uses as specifically applied for to the planning commission may or may not be granted by a majority vote such as: temporary lighting events, night construction operations, sports events, specialized industrial applications, etc.

Finding: The Planning Commission finds that this standard is N/A.

Northgate Response – Agreed, no comment.

Article 13, Section 13.1: Requirements for Site Plan - Application for Site Plan Review

Through the application of the following provisions, the attainment of the aims of the Centerville Township Master Plan will be assured and the Township will develop in an orderly fashion.

a. Each submittal for Site Plan Review shall be accompanied by an application and site plan...the application shall at a minimum, include the following: Items 1-14.

Finding: The Planning Commission finds that this standard has not been met (Item 14 -Written statements 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.).

Northgate Response: The project impact statement has been expanded at the request of the Planning Commission as follows:

14 Project Impact Statement:

Project impacts on existing infrastructure (including traffic capacity of streets, schools, and existing utilities)

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. This means that the traffic impact is within the capacity of the road system and any adverse impacts will be successfully mitigated with the proposed entry design. A copy of the permit 18.22C as issued on 11/30/22 was provided with the application materials.
- The Leelanau County Sheriff has reviewed the site plan expressed no objection to the campground improvements in writing on 9/21/22 and 9/15/23
- The Leelanau County Building Department has reviewed the site plan expressed no objection to the campground improvements in writing on 7/7/22 and 9/11/23
- Glen Lake Schools has reviewed the site plan expressed no objection to the campground improvements in writing on 7/7/22
- Cherryland Electric has reviewed the proposed improvement drawings and confirmed their capacity to serve the improvements with electricity on 8/22/22.
- 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. These permits have been applied for, typically require lengthy technical processing with design discussions, and should be a condition of approval.

Project impacts on the natural environment of the site: The natural environment of the site will be protected by site design features including:

- Minimal grade change occurring throughout the site where the new drives and campsites are proposed. This means that most of the natural earth topography and drainage patterns will be kept in place and some of the existing trees are able to be protected within the campground expansion areas.
- Maximum tree protection around the perimeter of the site including along the waterfront, in the wetland areas, and along the northern property line.
- Bountiful tree replacement in the campground expansion areas where limited clearing occurs will help to offset any perceived impacts as well as beautify the new campsites for years to come.
- Designing stormwater runoff management basins to infiltrate any additional stormwater runoff fully compliant with LCDC standards as reviewed and approved in writing.
- Minimizing wetland impact by the removal of the proposed boardwalk and fishing piers from the Site Plan and associated EGLE 301/303 application.
- Agreeing not to expand the number of boat slips from 82 as permitted in 1999 and consolidating the two boat launch areas into one boat launch area.
- Provide a boat washing station for the boat launch area to help combat the introduction of non-native and invasive species to the lake.

- Applying for all other appropriate permits and developing in compliance with their requirements including Leelanau County Road Commission, Leelanau County Drain Commission SESC and Drainage, EGLE 301/303, NPDES Construction Stormwater NOC, Leelanau County Building Department (Buildings and pools), Leelanau County Health Department and EGLE Part 41.
- A conservation easement will be considered if appropriate as part of the on-going 301/303 permitting process with EGLE. As part of our joint permit application, Northgate is proposing to impact 169 square feet (0.004 acres of wetland in order to consolidate and improve our boat launch.

Project impacts on the natural environment of the adjoining lands: The adjoining lands will be protected by site design features including:

- Preserving a vegetative buffer along the perimeter of the site.
 - This measure will help to screen and reduce any sight, sound, or smell (campfires) from the adjacent properties.
 - The adjacent property owner to the south and west has sold Northgate the campground and has no objection to the proposed improvements. Rice Creek on the south will remain in place and will serve as a clear property boundary.
 - The adjacent property to the north is a farm field and the annual crops will be protected from trespassing by the fencerow that will remain in place as a clear property boundary.
- Placement of the proposed amenities including the minigolf course, the sports courts, the splash pad, the pools, and the waterfront improvements are all proposed in the middle of the site instead of along the adjacent property edges.
- Applying for all other appropriate permits and developing in compliance with their requirements as listed in the section above.

b. The site plan shall consist of an accurate, reproducible drawing at a scale of 1" =100' or less, showing the site and all land within 300' of the site. If multiple sheets are used, each shall be labeled and the preparer identified. Each site plan shall depict the following unless previously waived by the Centerville Township Planning Commission: (items 1-26)

Finding: The Township Planner determined that the application was administratively complete on 9/15/23, and Planning Commission finds that the above requirements have not been met (Items 4, 6, 13, 15).

4. Location and type of significant existing vegetation.

Northgate Response: The site plan provides an aerial photograph of the entire property in the summer condition of full vegetation on drawing C100A. This meets both the letter and intent of the ordinance for the location and type of the existing vegetation on the 80.08 acre site. In addition, most of the commissioners have visited the campground and are familiar with the aesthetics.

6. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building.

Northgate Response: The site plan drawings C200 Note 4 now includes the a commitment that the buildings will be constructed within the maximum 40' height.

13. Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention and detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems if applicable.

Northgate Response: The conceptual private water supply lines, sewage collection and treatment lines, and fire hydrant area shown on drawings C400-C404. 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. These permits have been applied for, typically require lengthy technical processing with design discussions, and should be a condition of approval.

The conceptual location and design of the storm sewers, retention and detention ponds are shown on drawings C300-C311. The associated engineering calculations were provided electronically and in hard copy to the Leelanau County Drain Commission and the planning commission. The Leelanau County Drain Commission has opined in writing that the proposed design meets their standards and a copy of this approval was provided as part of the application.

15. *Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.*

Northgate Response: The locations of the proposed swimming pools and deck areas are shown to scale on the site plan drawings. Additional drawings from the anticipated pool supplier with dimensions are provided with the resubmittal materials.

Article 13, Section 13.1.G – Standards for Granting Site Plan Approval

a. Each site plan shall conform to all applicable provisions of this Zoning Ordinance and the standards listed below:

1. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.

Finding: The Planning Commission finds that this standard requires additional detail. Please provide elevation drawings of the site from the perspective of the water, 100' offshore of the site. Perspective to include entire shoreline extending from boat launch and boat slips along to Rice Creek and should also include location of existing and anticipated new vegetation (trees as well as other types of vegetation)

Northgate Response: The closest home on the opposite shore of Lake Leelanau is over a mile away and an image is provided from LeeLanau Pines Campground viewing those homes for reference (next page). Both the size and scale of the proposed improvements will be consistent with the surrounding homes and shorelines. The proposed shoreline viewed from across the lake will change very little (if at all) as Leelanau Pines is also proposing to keep many of the trees along the shoreline in front of the pools and store. The shoreline along the northern half of the Leelanau Pines property will not change at all, as those trees and bushes are proposed to remain in place.

Additionally, the 22-foot tall camp store building will be difficult to observed from across the lake with the remaining campground trees and the undisturbed shoreline to the north. As noted by the photograph, the residential scale buildings will easily blend in with the remaining trees and shoreline. Finally, the closest neighbor to the north is over 2,000 feet from the proposed buildings and the neighbor to the south is almost 500 feet away (and does not object to the improvements.) Therefore, no detrimental effect on the surrounding properties to the north or south will occur based on the character, type, and size of the proposed buildings.



This additional image provides a unique perspective for the Planning Commission.

2. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in maximum harmony with adjacent areas.

Finding: The Planning Commission finds that this standard has been met

Northgate Response – Agreed, no comment.

3. Site plans shall fully conform with the published surface water drainage standards of the County Drain Commission.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, but no condition is needed. Northgate has provided a written preliminary approval from Leelanau County Drain Commission dated 12/20/2022 (PDF page 27 of 126).

4. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring property owners.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, but no condition is needed. Northgate has provided a written preliminary approval from Leelanau County Drain Commission dated 12/20/2022 (PDF page 27 of 126). The LCDC approval email was based upon the stormwater management design and calculation submittal that followed their published best management practices. The first management step for rainwater management is infiltrating the stormwater at the point of receipt with gravel trailer pads on each campsite. Next, the design uses appropriately sized infiltration basins to pretreat and infiltrate any stormwater runoff before it reaches waterways or wetlands. Finally, the infiltration basins overflow through grassed swales into waterways and wetlands allowing it a final opportunity to remove sediment and contaminants prior to entering the natural ecosystem.

5. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein and adjacent parcels. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

Finding: Applicant proposes to retain existing trees as a “perimeter buffer” along the entirety of the project of “varying” widths, but no additional detail is provided regarding the vegetation or other structures/features within the perimeter buffer. See Sheets L101 through 103. The Planning Commission finds that this standard has not been met, and additional information is needed.

Northgate Response: The proposed buffer minimum width of 40 feet to improvements from adjacent properties is now shown more clearly and dimensioned on L101-L103. This minimum buffer is four (4) times bigger than the required side yard setback of ten (10) feet in the CR zone. The composition of the 40-foot buffer is to leave the existing conditions in place around the perimeter of the site including a fence row to the north, a cedar swamp to the east, some pine plantation in the center, some shrubbery adjacent to the creek on the south. The current land use to the north is an agricultural field and the current land use to the south is a single family residence on 8 acres (who sold Northgate the campground with the understanding that expansion would be coming and does not object to the improvements.)

In most places the 40’ minimum buffer is significantly exceeded by the actual placement of improvements. The proposed campsites are a minimum of 740 feet from the northwest property line along South Lake Shore Drive, a minimum of 193 feet from the northern property line, a minimum of 462 feet from the shoreline, and a minimum of 49 feet from the west property line. The proposed check-in building is 162 feet from the northwest property line along South Lake Shore Drive. The proposed maintenance building is 150 feet from the northwest property line along South Lake Shore Drive.

The pavilion is intended for guest use only and will not be rented to outside third parties or the general public. The campground anticipates the pavilion uses will be family friendly (picnics, crafts, shade, etc.) and in compliance with the campground rules during non-quiet hours. No loud, disruptive, unsightly activity will be permitted.

6. All buildings or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

7. If there is a pedestrian circulation system, it shall be insulated as completely as reasonably possible from the vehicular circulation system.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

8. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened, by a vertical screen consisting of structural or plant material no less than six (6) feet in height.

Finding: Applicant proposes a dumpster enclosure north of the maintenance building at 30 ft by 10 ft, but screening height is not depicted. The Planning Commission finds that this standard has not been met.

Northgate Response: The proposed dumpster enclosure screening fence is noted to be a minimum of 6’ tall on the C201 drawing.

9. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

10. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are a part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified by the County Road Commission.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

11. All streets shall be developed in accordance with the Centerville Township Private Road Ordinance or the Leelanau County Road Commission specifications as required.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

12. Site plans shall fully conform to the driveway and traffic safety standards of the Michigan Department of Transportation and/or the County Road Commission.

Finding: The Planning Commission finds that this standard has not been met. (Applicant to provide interpretation and additional information of current traffic study, and how they plan to address safety issues highlighted in that study, including management of peak holiday traffic periods.)

Northgate Response: The Traffic Impact Assessment (TIA) states on page 2 that the existing conditions Vehicle Turning Movement Counts (TMCs) were collected to coincide with peak operations of the campground during the check-in and check-out times over Labor Day Weekend 2022. This is arguably one of the two busiest camping travel days of the year (Memorial Day being the other). The Findings and Recommendations paragraphs of the TIA on page 9 provide a concise summary to how the safety of the campers and motoring public is protected:

“The analyses conducted for this TIA indicate the proposed development will not result in any significant impact to the capacity of the adjacent road network. The proposed site access configuration is appropriate and will acceptably facilitate site ingress and egress. The traffic analysis was based on traffic volumes from Labor Day weekend, which presents a more conservative analysis than a typical summer day when campers arrive and leave throughout the week and are not focused on a Friday arrival and Monday exit like the Labor Day weekend. Trip generation for the proposed site was performed by using a rate based on the existing site volumes on Labor Day weekend. It was found that this method of trip generation was higher, and more conservative, than trip generation from the ITE Trip Generation Manual and a similar sized site that Northgate operates.

The increase in average delay experienced by motorists does not increase more than 2.6 seconds during the Friday Check-In peak hour and does not increase more than 5.8 seconds during the Monday Check-Out period. The overall intersection LOS remain at LOS A and B with the proposed conditions, and the proposed conditions do not degrade the LOS by more than one grade for any approach or intersection. The LOS for all movements at the study intersections operate acceptably today and are shown to continue to do so under the proposed conditions.”

The Leelanau County Road Commission has reviewed the TIA in detail, found the proposed Leelanau Pines Drive intersection with County Road 643 to safely meet their required standards for entering and existing traffic under proposed conditions, and issued a driveway construction permit on 11/30/2022 based upon approval of the TIA and the mitigation measures provided (deceleration lane, driveway geometry, drainage, and grading).

13. Site plans shall fully conform to the applicable fire safety and emergency vehicle access requirements of the State Construction Code and/or local Fire Chief requirements.

Finding: The Planning Commission finds that this standard has been met.

Northgate Response – Agreed, no comment.

14. Site plans shall fully conform to the County Soil Erosion and Sedimentation Control Ordinance.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

15. Site plans shall fully conform to the requirements of the Michigan Department of Public Health and the District Health Department.

Finding: The Planning Commission finds that this standard has been conditionally met (with some discussion).

Northgate Response – Agreed, 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. These permits have been applied for, typically require lengthy technical processing with design discussions, and should be a condition of approval.

16. Site plans shall fully conform to all applicable state and federal statutes.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

17. Site plans shall conform to all applicable requirements of local, state and federal statutes and approval shall be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

Section 13.1.H. Conditional Approvals

a. The Planning Commission may conditionally approve a site plan in conformance with the standards of another local, county or state agency, such as but not limited to a Water and Sewer Department, County Drain Commission, County Road Commission, State Highway Commission or Environmental Quality Department. They may do so when such conditions:

1. would insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity,

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

2. would protect the natural environment and conserve natural resources and energy,

Finding: The Planning Commission finds that this standard has been conditionally met. (Applicant to consider concept of a conservation easement.)

Northgate Response – Agreed, a conservation easement will be considered if appropriate as part of the on-going 301/303 permitting process with EGLE.

3. would insure compatibility with adjacent uses of land, and

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

4. would promote the use of land in a socially and economically desirable manner.

Finding: The Planning Commission finds that this standard has been conditionally met.

Northgate Response – Agreed, no comment.

CLOSING COMMENTS FROM PLANNING COMMISSION AND PLANNER:

- 1) PC recommends removing all references to marina in the site plan document. Current plan is talking about boat sites and dock slips ONLY.**

Northgate Response – Agreed, The site plan drawing C200 has been updated to remove references to a marina. The standard has been met.

- 2) Applicant should also include what specific services are being offered in the waterfront store and whether store is open to members of public, other than CR guests. Please indicate whether there is a temporary dock planned for the store and whether gas will be available for sale at the store to watercraft.**

Northgate Response: The waterfront store is intended to serve the campers of Leelanau Pines in a family-friendly camping environment. It will provide basic camping and boating supplies as well as a basic food and beverage offering. The staff will not be confirming which campsite (of the 320) or slip (of the 82) that a customer has rented in the campground, so it is possible that the public could use the store as well by impersonating a camper. A dock with six of the 82 slips will be provided in front of the store for the convenience of the boating campers. The plan does not contain a fuel pump or station and gasoline is not being sold to campers. The standard has been met.

- 3) The Planner also recommends that PC get detailed information on all events that may be held: number, type, location to be held, etc.**

Northgate Response: The campground anticipates the pavilion uses will be family friendly and in compliance with the campground rules during quiet and non-quiet hours. No loud, disruptive, unsightly activity will be permitted.

- 4) The Planner also indicated that PC may wish to consider questions about or requirement for a Conservation Easement.**

Northgate Response – A conservation easement will be considered if appropriate as part of the on-going 301/303 permitting process requirements with EGLE.