

Leelanau Pine Campground
Masterplan and Siteplan approval application

August 2, 2022

Fishbeck Project Number 211505

6. PROJECT DESCRIPTION

Please provide a Site Plan, description of the proposed project, including (if applicable) the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the Centerville Township Zoning Ordinance.

In December of 2021, Northgate Leelanau Pines, LLC purchased the existing campground located at 6500 E Leelanau Pines Drive from the previous owners. The new owner wishes to modernize the existing facilities and make new improvements to continue serving existing families and grow to serve more people. The masterplan and site plan documents have been provided to graphically depict the location and type of improvements. The following table summarizes the proposed modernization and improvements in a concise format for ease of review:

Campground Feature	Existing	Proposed	Total
<i>Campsites for Seasonal, RV and Campers</i>	<i>170</i>	<i>172</i>	<i>342</i>
<i>Future campsites</i>	<i>0</i>	<i>113</i>	<i>113</i>
<i>Check-in Office (stick built)</i>	<i>0</i>	<i>New</i>	<i>1,930 sf</i>
<i>Camp office and restrooms with parking</i>	<i>2,056 sf</i>	<i>Renovated</i>	<i>2,056 sf</i>
<i>Game room & storage</i>	<i>1,963 sf</i>	<i>Renovated</i>	<i>1,963 sf</i>
<i>Waterfront Pavilion</i>	<i>0</i>	<i>New</i>	<i>1,215 sf</i>
<i>Marina Store and F&B with parking</i>	<i>0</i>	<i>New</i>	<i>4,000 sf</i>
<i>Bathhouse & Laundry</i>	<i>862 sf</i>	<i>Renovated</i>	<i>862 sf</i>
<i>Bathhouse</i>	<i>0</i>	<i>New</i>	<i>862 sf</i>
<i>Open Air Pavilion</i>	<i>0</i>	<i>New</i>	<i>3,200 SF</i>
<i>Pools, Equipment Bldings, and Bathhouse</i>	<i>0</i>	<i>New</i>	<i>2x 925 + 1,350 sf</i>
<i>Cabin</i>	<i>360 sf</i>	<i>Renovated</i>	<i>360 sf</i>
<i>Maintenance Building</i>	<i>5,400 sf</i>	<i>New</i>	<i>5,400 sf</i>
<i>Commercial Marina & Boat Launch with parking</i>	<i>2 Launches and 82 slips permitted</i>		
<i>Recreational amenities</i>	<i>Walking Trail, Ball Diamond, Play field, Playground</i>	<i>Walking Trail, Pools Boardwalk Splash Pad, Mini Golf, Jump Pillow, Sports Courts</i>	