

PC to Discuss SUP Application as it relates to the Centerville Township Master Plan

Pertinent Master Plan Sections

3.63 Surface Water

The two major water resources in Centerville Township are Lake Michigan and Lake Leelanau. One/two (1-2) miles of Lake Michigan frontage and approximately seven/eight (7-8) miles of Lake Leelanau frontage fall within the township boundaries. These lakes and their associated tributary streams and creeks offer natural, scenic and recreational amenities to township residents and visitors. It is extremely important that the quality of these surface waters be protected from negative impacts of overdevelopment such as pollution and loss of scenic views to open water.

3.8 Summary

The review of the natural resources in Centerville Township indicates that natural features and agricultural resources are relatively unimpaired at this time; however, these resources are extremely vulnerable. As indicated in the 2011 Survey, residents highly value the natural resources and scenic features of the township. The environmental features of the township are an important asset to the community, and need continued protection.

Chapter 6

Three significant land use issues were identified by the Centerville Township Planning Commission and township residents following public input, including the 2011 Survey.

6.1 Views and Ridgeline Development

Views to and from the hills and water are an important component of the character of Centerville Township (see Appendix A, page 6). The township recognizes the importance of views to many residents and visitors as well as concerns regarding the rights of the property owners. The township is exploring ways to provide for development options in the Zoning Ordinance to encourage the siting of buildings so that development occurs in a manner with less visual impact. Strategies include preserving existing vegetation to provide filtered views to and from the development site and/or to requiring additional landscape screening.

6.2 Keyhole Development

Keyhole or funnel development is the practice of providing shared lake access to lakefront and/or non-lakefront property owners through a commonly owned parcel of waterfront property. Centerville Township, with its extensive water frontage, faces decisions on how this type of use should be managed in the future. Some of the issues associated with keyhole development pertain to the "use ratio," i.e. how many property owners can use a parcel that meets the minimum district area and frontage requirements, how many docks are allowed, amount of parking, and buffering/screening requirements along adjacent property lines. In many instances a keyhole development site has a boat launch or dock which increases the traffic on the lake. This increase in boat traffic may negatively impact water quality, natural vegetation, and wildlife habitats. Keyhole

development can also impact existing neighboring single-family homes due to excessive noise and traffic. Therefore, the regulation of keyhole development is necessary to ensure such development occurs only in a manner compatible with the surrounding area.

6.3 Farmland and Open Space Preservation

Agriculture and agriculture-related businesses are a critical part of the township's economy and rural heritage. They should be supported through zoning that fosters a healthy economic environment for farmers. Farmland and Open Space Preservation are very important to the property owners of Centerville Township, as evidenced by the findings from the 2011 Survey (see Appendix A – Property Owner Survey Results, page 10-1. Over 65 percent of the responding property owners indicated that they either agree or strongly agree that "Centerville Township should preserve open spaces." Approximately 60 percent of the respondents indicated they agree or strongly agree that it is important to "slow the conversion of farmland to residential uses or mandate more Open Space preservation requirements".

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 Goal

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.

Objectives and Action Steps

→ 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.

→ Objective 2: Preserve environmentally sensitive areas.

- Identify sensitive environmental areas to be preserved such as woodlands, wetlands, steep slopes.
- Identify land that may not be suitable for development because of natural limitations for the construction of structures or septic systems such as hydric soils, flood plains, steep slopes, or areas at high risk of shoreline erosion.
- Encourage the acquisition of sensitive environmental areas for the purpose of permanent preservation.
- Establish standards and regulations for land development in environmentally sensitive areas.

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.

Centerville is a rural township with land uses that are mainly residential, agricultural, tourism- related, conservation-based and recreational. Agriculture has declined from historic highs, but according to the 2011 Survey, township residents continue to value active farms. Through its Master Plan and Zoning Ordinance, Centerville Township strives to provide a planning and regulatory framework to ensure that rural-residential, agricultural, recreational and conservation uses can coexist compatibly without negative impacts on the environment and natural resources. To this end, high density residential and commercial development should be directed toward surrounding villages.

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.

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.

PRELIMINARY FINDINGS OF FACT

The following pages constitute the preliminary findings of fact for the Northgate Leelanau Pines Special Use Permit Application, as prepared by staff. These findings of fact should be considered INCOMPLETE and require additional input from the Planning Commission, staff, and multiple permitting and advisory agencies.

Zoning Ordinance Standard	PC Findings	Conditions
<p>Section 13.1 Requirements for Site Plan</p>		
<p>B. Application for Site Plan Review. An application for Site Plan Review shall be submitted to the Zoning Administrator. The detailed site plan presented for consideration shall contain all information required in this Ordinance. The Zoning Administrator shall determine that the Site Plan Application is administratively complete before submitting it to the Planning Commission.</p>	<p>ZA has determined the Site Plan Application is administratively complete.</p>	
<p>a. Each submittal for Site Plan Review shall be accompanied by an application and site plan in the quantities specified in E of this Section. The application shall at a minimum, include the following:</p> <ol style="list-style-type: none"> 1. The applicant's name, address, e-mail, and phone number in full. 2. Proof of property ownership, and whether there are any options on the property, deed restrictions, or any liens against it. 3. A signed statement that the applicant is the owner of the property or officially acting on the owners behalf. 4. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land), and the signature of the owner(s). 5. The address and property tax number of the property. 6. Name, phone number, e-mail, and address of the developer (if different from the applicant). 7. Name, phone number, e-mail, and address of the engineer, architect and/or land surveyor. 8. Project title. 9. Project description, including 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, hours of operation if applicable and related information as pertinent or otherwise required by this ordinance. 10. A vicinity map drawn at a scale of 1" = 2000' with north point indicated. 11. The gross and net acreage of all parcels in the project. 12. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels. 13. Project completion schedule/development phases. 14. Written statements relative to project impacts on existing 	<p>Requirements 1-6 present on or attached to Application for Site Plan Review dated 6/21/2022.</p> <p>Present on various documents.</p> <p>Present Project description, including summary of proposed additions and renovations, included as both part of Site Plan Application and separate document.</p> <p>Vicinity map provided as part of site plan map packet dated 8/2/2022. Requirements 11-12 present on or attached to Application for Site Plan Review.</p> <p>General project completion schedule attached to Application for Site Plan Review.</p>	

<p>infrastructure (including traffic capacity of streets, schools, and existing utilities) and on the natural environment of the site and adjoining lands.</p>	<p>No written statement regarding project impact from the applicant. Applicable agencies comments are in process. (See 8/26/22 submittal)</p>	<p>Applicant to provide</p>
<p>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:</p> <ol style="list-style-type: none"> 1(see 8/26/22 . Location of proposed and/or existing property lines, dimensions, legal description, setback lines and monument locations. 2. Existing topographic elevations at two-foot intervals, proposed grades and direction of drainage flow. 3. The location and type of existing soils on the site and any certifications of borings. 4. Location and type of significant existing vegetation. 5. Location and elevations of existing watercourses and water bodies, including county drains and man-made surface drainage ways, floodplain and wetlands. 6. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building. 7. Proposed location of accessory structures, buildings and uses, including but not limited to all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable. 8. Location of existing public roads, right-of-ways and private easements of record and abutting streets. 9. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations should be separately depicted with an elevation view. 10. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof. 11. Location, size, and characteristics of all loading and unloading areas. 	<p>No map of all land within 300' of the site submitted. Other requirements met.</p> <p>All requirements met on site plans or application, or not applicable, unless otherwise noted.</p> <p>No existing soil types or certificates of borings presented. Email received from Drain Commissioner citing soil erosion & sedimentation control requirements.</p>	<p>Applicant to provide</p> <p>Applicant to provide</p>

<p>12. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.</p> <p>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.</p> <p>14. Location of all other utilities on the site including but not limited to natural gas, electric, cable, telephone and fiber optic.</p> <p>15. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.</p> <p>16. Location, size and specifications of all signs and advertising features with cross- sections.</p> <p>17. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.</p> <p>18. Location and specifications for all fences, walls, and other screen features with cross- sections.</p> <p>19. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.</p> <p>20. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.</p> <p>21. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.</p> <p>22. Identification of any site amenities or natural features.</p> <p>23. Identification of any views onto or from the site to or from adjoining areas.</p> <p>24. North arrow, scale and date of original submittal and last revision.</p> <p>25. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan.</p> <p>26. Deed restrictions, Master Deed restrictions, and bylaws as applicable, for Township review to insure that the condominium subdivision, or any use or development which requires site approval,</p>		
--	--	--

<p>its Master Association, and the applicant have provided for the continual maintenance of the development's services and facilities, to insure protection of the natural environment; compatibility with adjacent uses of land; and general upkeep of the subdivision's land in a socially and economically desirable manner.</p>		
<p>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. 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. 3. Site plans shall fully conform with the published surface water drainage standards of the County Drain Commission. 4. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring property owners. 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. 6. All buildings or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides. 7. If there is a pedestrian circulation system, it shall be insulated as completely as reasonably possible from the vehicular circulation system. 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. 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.</p>	<p>PC to Discuss</p> <p>PC to Discuss</p> <p>Communication received from County Drain Commissioner (items 3-4)</p> <p>PC to Discuss</p> <p>No communication received from Cedar Fire Chief (In process)</p> <p>PC to Discuss</p> <p>Site plans notate that dumpster area will be enclosed, but does not specify height of enclosure.</p> <p>Exterior lighting plans notated on site plans.</p>	<p>Applicant to provide final approval from County Drain Commissioner</p> <p>Applicant to provide approval from Cedar Fire Chief regarding all aspects of the project within that agency's jurisdiction.</p>

<p>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.</p> <p>11. All streets shall be developed in accordance with the Centerville Township Private Road Ordinance or the Leelanau County Road Commission specifications as required.</p> <p>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.</p> <p>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.</p> <p>14. Site plans shall fully conform to the County Soil Erosion and Sedimentation Control Ordinance.</p> <p>15. Site plans shall fully conform to the requirements of the Michigan Department of Public Health and the District Health Department.</p> <p>16. Site plans shall fully conform to all applicable state and federal statutes.</p> <p>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.</p>	<p>PC to discuss. Comment received from Road Commission. Traffic study requested by LCRC.</p> <p>Comment received from Road Commission.</p> <p>Comment received from Road Commission.</p> <p>No comment yet received from Cedar Fire Chief. (In process)</p> <p>Comment received from Soil & Erosion Control.</p> <p>PC to Discuss Comment received from the District Health Department.</p>	<p>Applicant to provide approval from Leelanau County Road Commission regarding all aspects of the project within that agency's jurisdiction.</p> <p>Applicant to provide final approval from Soil & Erosion Control.</p> <p>Applicant to provide final approval from District Health Department & EGLE for the lagoon system & water well expansion.</p> <p>Applicant to provide final approval from any and all other agencies that may have jurisdiction in this project including the EGLE campground department.</p>
<p>H. Conditional Approvals.</p> <p>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:</p> <p>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,</p>	<p>PC to Discuss</p>	<p>Applicant to provide final approvals from all applicable agencies.</p>

<p>2. would protect the natural environment and conserve natural resources and energy, 3. would insure compatibility with adjacent uses of land, and 4. would promote the use of land in a socially and economically desirable manner.</p>		
<p>b. The Planning Commission may conditionally approve a site plan for its conformance with fencing, screening, buffering or landscaping requirements of this Ordinance and may collect a performance guarantee consistent with the requirements of J of this Section (below) to insure conformance. When so doing, the following finding shall be made and documented as part of the review process:</p> <ol style="list-style-type: none"> 1. that such fencing, screening, buffering or landscaping would mitigate negative effects of noise, dust, lighting, vehicular or pedestrian traffic, loading or unloading, parking or other similar impact on adjoining parcels; 2. that absent such conditions, the development would adversely affect the reasonable use, enjoyment and value of adjoining lands in light of similar benefits enjoyed by other properties in the area. 	<p>PC to Discuss</p>	
<p>J. Performance Guarantee Required. In the interest of insuring compliance with the Zoning Ordinance provisions, protecting the natural resources and the health, safety and welfare of the residents of Centerville Township and future users or inhabitants of an area for which a site plan for a proposed use has been submitted, the Planning Commission may require the applicant to deposit a performance guarantee as set forth herein. The purpose of the performance guarantee is to insure completion of improvements connected with the proposed use as required by this Ordinance, including but not limited to, roadways, lighting, utilities, sidewalks, drainage, fences, screens, walls, landscaping, and widening strips.</p>	<p>PC to Discuss</p>	
<p>K. Operation Guarantee Required. The Township Board, if so empowered by State or Federal Statute, may require an appropriate guarantee to assure continued operation of any portion of use or a development, which requires site approval.</p>	<p>PC to Discuss</p>	

General Notes & Questions

PC Question	NORTHGATE Response
<p>Question # 1.</p> <p>Need clarification of the “Marina Store and F&B “ and whether or not it is an approved use.</p> <p>Marina Store is a retail outlet and nothing is specified in the ordinance for this in the Commercial Resort District - does that mean this is not allowed?</p> <p>What do they intend with the F&B part? I read that as restaurant / dining related, for the resort guests, which does not seem to be an approved use in the Zoning for Commercial Resort.</p> <p>Section 6.7, page specifies only Inns, lodges, hotels and Motels may have dining facilities.</p>	<p>Our proposed F&B is part of a retail building (Camp/Marina Store) associated with the campground. The zoning district allows such retail buildings “by right”, as accessory buildings, as long as they are customarily incidental to the campground.</p> <p><i>Section 6.5 Accessory Buildings</i></p> <p><i>Buildings and structures for accessory uses customarily incidental to any of the uses permitted in this District shall be subject to the same provisions of location, spacing and land occupancy as the primary buildings permitted in this District and their area shall be computed as part of the maximum total area of land occupancy permitted.</i></p> <p>F&B offerings are not the principal function of the Camp/Marina store, therefore the building would not be categorized as a restaurant. The retail function of selling goods and services (e.g. equipment rentals) is the principal function of the camp store, and it has been historically. It is common for a camp store to offer a limited menu of warm food in addition to candy bars, ice cream, and camp supplies.</p> <p><i>Section 2.2 Definitions</i></p> <p><i>For the purposes of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows:</i></p> <p><i>Restaurant - A facility whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state, and whose principal method of operation includes one or more of the following characteristics:</i></p> <p><i>a. Customers, normally provided with an individual menu, are served their food and beverage by a restaurant employee inside or outside, at the same table or counter at which food and beverage are consumed;</i></p>

	<p><i>b. A cafeteria-type operation where food and beverage generally are consumed within the restaurant building;</i></p> <p><i>c. A drive-through window where food and/or beverages are served to patrons in motor vehicles.</i></p> <p><i>The term "Restaurant" shall not be interpreted to mean or include a mobile food operation.</i></p>
	<p>ZA concurs with Northgate's response however, reserves the right to change this position if further information or requests are modified moving forward.</p>
<p>General Notes 1</p>	
<p>General Notes 2</p>	

Pertinent Zoning Ordinance Sections

ARTICLE VI COMMERCIAL RESORT DISTRICT

Section 6.2 Uses Permitted By Special Approval:

- A. Mobile Home Parks consisting of facilities for the owner/operator, accessory buildings, and permanent or semi-permanent placement of mobile homes for year-around type residents.
- B. Rental cottages with or without housekeeping facilities in groups of two (2) or more, each cottage being a single family dwelling.
- C. Inns, lodges, hotels, motels, campgrounds, and RV parks.
- D. Trailer park
- E. Churches and religious institutions

Section 6.3 Required Land Areas

No building or structure or groups of buildings or structures in this District shall be built except as in accordance with section 4.4 (Schedule of Regulations) of this Ordinance. Spacing of buildings along the setback line from the water's edge shall be such that there shall not be more than one building to each fifty (50) feet of frontage.

Section 6.4 Spacing of Separate Buildings

To prevent overcrowding of buildings and structures and to reduce fire hazard, no separate buildings shall be built closer than twenty (20) feet apart.

Section 6.5 Accessory Buildings

Buildings and structures for accessory uses customarily incidental to any of the uses permitted in this District shall be subject to the same provisions of location, spacing and land occupancy as the primary buildings permitted in this District and their area shall be computed as part of the maximum total area of land occupancy permitted.

Section 6.6 Driveways and Off-Street Parking

All developments of Land-Use permitted in this District shall, to reduce fire hazard and make possible access to all buildings by the Fire Department, provide a driveway to each building with not less than twenty (20) feet clear right-of-way and each such development shall provide off- street parking for one and one half (1.5) automobiles for each rental unit. If dining facilities are provided in connection with any of the uses permitted in this District then off-street parking shall be provided for non-resident patrons to accommodate an automobile for each two (2) persons that the facility is legally capable of seating at one time.

Section 6.7 Dining Facilities Limitations

Dining Facilities in this District shall be limited to those attached to or in conjunction with inns, lodges, hotels and motels having accommodations for ten (10) or more individuals or family rental units. Independent restaurants and/or drive-ins are not to be permitted in this District.

PC to discuss regarding allowed special uses and “accessory uses customarily incidental”.