

Written Public Comment received

Between March 2020 and August 26, 2020

regarding the

Timber Shores RV Park Application

For August 27, 2020

Leelanau Township Planning Commission Meeting

From: Heather Smith <hsmith@gtbay.org>
Sent: Wednesday, August 26, 2020 10:43 AM
To: 'Zone Admin'; sjkalchik@gmail.com; Steve
Cc: Lt Super; Monica Diaz
Subject: TWC Comment on Timber Shores Proposal
Attachments: 20191023_TWC-Comments_Timber_Shores_Conceptual_Plans.pdf; 20200826_TWC_Leelanau_Twp_Timbers_Shores.pdf

Good Morning Mr. Patmore and Mr. Kalchik,

Please see the attached letters outlining The Watershed Center's substantial concerns with the Timber Shores proposal that is scheduled for discussion at tomorrow's meeting. I've attached both our most recent letter dated 8-26-2020 and the letter we sent the Planning Commission back on 10-23-2019. Please distribute these letters to the entire Planning Commission ahead of the meeting. As always, please let me know if you have any questions.

Thank you for your consideration,

Heather Smith
Grand Traverse BAYKEEPER
13170 S. West Bay Shore Drive | Traverse City, MI 49684
231.935.1514 x3
www.gtbay.org

Our office is currently closed – all staff are working remotely and are available by email and our main line.

August 26, 2020

Leelanau Township
Planning Commission
119 E Nagonaba Street
Northport, MI 49670



Dear Planning Commissioners,

I am writing to comment on the proposed Timber Shores RV Campground scheduled for discussion at your August 27, 2020 meeting. The Watershed Center (TWC) advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. As the Grand Traverse BAYKEEPER®, I advocate for sustainable development solutions that preserve our wetlands, shorelines, streams, and aquatic habitats. TWC has numerous substantial concerns about environmental impacts of the proposed development. In October of 2019, we raised concerns with conceptual plans for the Timber Shores RV Campground (letter attached). We understand that site plans have been modified since 2019, though these modifications do not alleviate our concerns with water quality impacts.

The site of the proposed Timber Shores RV Campground has a high degree of environmental sensitivity with 10 acres of onsite wetlands, two tributaries of Ennis Creek transecting the property, nearly 2,000 feet of Lake Michigan shoreline, and a protective cove providing valuable nearshore habitat to a variety of fish and invertebrates. We offer the following for your consideration.

Wetland Impacts

While we are pleased that wetland impacts appear to have been reduced since the 2019 conceptual plans, the current set of plans intends to fill 1.27 acres of wetlands, further fragmenting these important ecosystems. Wetlands provide several community benefits, including flood attenuation, water filtration, groundwater recharge, shoreline stabilization, carbon sequestration, fish and wildlife habitat, and represent one of the most biologically diverse ecosystems. While we understand that a permit from the Department of Environment, Great Lakes and Energy (EGLE) will be required to impact onsite wetlands, we urge the township not to defer to the state on this matter and ensure all township standards are met. Further, creating mitigated wetlands does not provide the same ecosystem services as protecting naturally occurring wetlands. A prudent and feasible alternative to filling onsite wetlands would be to better utilize upland areas by moving campsites, amenities, and roads to the western portion of the site. Filling wetlands when other less impactful configurations exist has a significant, adverse effect on onsite wetlands.

Stream Impacts

The site contains two tributaries of Ennis Creek, a high-quality cold-water fishery. It appears that the riparian area on the northern tributary of Ennis Creek is preserved through a conservation easement. However, it is unclear what protections the southern tributary of Ennis Creek will be afforded through these site plans. Riparian vegetation shades nearshore waters, stabilizes banks and shorelines, filters water, and provides fish and wildlife habitat. The removal of riparian vegetation and replacement of pervious forested grounds with impervious surfaces will have a significant, adverse effect on Ennis Creek.

Shoreline and Nearshore Impacts

We have substantial concerns with plans to convert the vegetated, natural Lake Michigan shoreline with a large, artificial sandy beach area. The removal of this natural vegetation significantly adversely impacts the nearshore waters so critical for juvenile fish and other wildlife. Additionally, impervious marina and boat launch facilities further threaten water quality and aquatic habitat as they create stormwater issues and remove riparian vegetation and their associated ecosystem services.

While we have not seen proposed stormwater and grading plans and/or detailed plans about an on-site wastewater treatment plan, we encourage the township to carefully review these potential water quality impacts as well.

While we do not oppose waterfront development, we do advocate strongly for site considerations that result in less environmental impacts. Moving campsites, amenities, structures, roads, and parking areas outside of the wetland network and keeping riparian areas vegetated would help ensure that the proposed development will not have a significant adverse effect on the natural environment.

Leelanau Township values land and water resources as evidenced by the various environmental preservation goals outlined in your Master Plan. Moreover, Zoning Ordinance provisions protect what you treasure most about the township – it's rich water and land resources. Once the township's Environmental Review is complete, we look forward to seeing what modifications are made to site plans to ensure that the township's goals and standards are met. We are happy to be a resource to the township as plans unfold for this project. Thank you for your consideration.

Sincerely,



Heather Smith
Grand Traverse BAYKEEPER®

October 23, 2019

Leelanau Township
Planning Commission
119 E Nagonaba Street
Northport, MI 49670



Dear Planning Commissioners,

I am writing to comment on the proposed Timber Shores RV Campground scheduled for a Pre-Application Conference during the October 24, 2019 Planning Commission meeting. The Watershed Center advocates for clean water in Grand Traverse Bay and acts to protect and preserve its watershed. As the Grand Traverse BAYKEEPER®, I advocate for sustainable development solutions that preserve our wetlands, shorelines, streams, and aquatic habitats. We recognize that Leelanau Township values land and water resources as two of the Township Master Plan goals include:

- *To ensure that new development is of a character and scale that is consistent with surrounding land uses and the Township's maritime history, and is respectful of the natural environment.*
- *To preserve and enhance water quality and the natural environment of the waterfront.*

The site of the proposed Timber Shores RV Campground has a high degree of environmental sensitivity with onsite wetlands, two tributaries of Ennis Creek transecting the property, and nearly 2,000 feet of Lake Michigan shoreline. We understand that the Planning Commission is tasked with ensuring this development complies with standards outlined in Section 11.6 of the Zoning Ordinance before issuing approval. This encompasses subparts 1 and 5, which state:

1. The proposed development is consistent with the goals, policies and intent of the Township Master Plan.
5. The proposed development will not have a significant adverse effect on the protection and management of the natural environment.

Further, we understand that the site will be subject to Article 15 of the Zoning Ordinance, *Environmentally Sensitive Areas*, due to onsite wetlands, streams, and Lake Michigan shorelands. Such provisions offer additional standards to ensure these sensitive areas are protected. Because of the sensitivity of the site and the adverse impacts that may result from removing vegetation along streams and the Lake Michigan shoreline, artificially sanding the beach area, draining and filling wetlands, marina activities, and installing structures on the lake bed, we raise the following concerns for your consideration.

Wetland Impacts

It is unclear how many acres of onsite wetland will be impacted by the proposed development. However, it appears that wetlands will be filled as wetland mitigation is included on conceptual plans. Wetlands provide several community benefits, including flood attenuation, water filtration,

groundwater recharge, shoreline stabilization, carbon sequestration, and fish and wildlife habitat. In the Grand Traverse Bay watershed, we have lost nearly 50% of our wetlands due to development. It is imperative that communities protect these important ecosystems. Although a permit from the Department of Environment, Great Lakes and Energy (EGLE) will be required to impact onsite wetlands, we urge the Township not to defer to the state on this matter. EGLE issues permits for more than 90% of wetland fill projects; if we leave protection of our wetlands up to EGLE we will continue to lose these valuable places.

Stream & Shoreline Impacts

The site contains two tributaries of Ennis Creek, a high-quality cold-water fishery, and nearly 2,000 feet of Lake Michigan shoreline on Grand Traverse Bay. It appears that the riparian area on the northern tributary of Ennis Creek will be preserved through a conservation easement. However, the southern tributary of Ennis Creek is not documented on the map. This tributary lies along the southern edge of the parcel. It is unclear if structures or paved surfaces will be setback from this undocumented portion of Ennis Creek and if the riparian buffer will be kept intact.

We understand that the Lake Michigan shoreline area is currently mostly vegetated, though the conceptual site plan shows a large open sandy beach area. This suggests that trees, shrubs, and grasses along nearly half of the shoreline will be removed. Vegetation along streams and lakes provides many ecosystem services, including shading nearshore waters, stabilizing streambanks and shorelines, filtering water, and providing fish and wildlife habitat. We understand Section 15.5 (c) of the Zoning Ordinance to require no impervious surfaces and no clear cutting of vegetation within setbacks, including water's edge setbacks. The conceptual plans do not appear to comply with these critical environmental protection provisions.

Impacts to Bottomlands

The proposed floating sportspark and marina activities, which includes dredging, are concerning as this area may provide important spawning habitat for fish species. We encourage the Planning Commission to reach out to both the Department of Natural Resource's Fisheries Department and the Grand Traverse Band of Ottawa and Chippewa Indians to discuss development plans to ensure there will be no impacts on our fragile Great Lakes fishery.

Stormwater Management

Conceptual plans suggest a significant increase in impervious surfaces, including parking lots, roads, tracks, recreation areas, and rooftops. While conceptual plans do not indicate any stormwater management structures, we understand that they will need to comply with the Leelanau County Soil Erosion and Stormwater Runoff Control Ordinance. We encourage the Planning Commission to inquire about the use of low impact development (LID) practices, which include natural ways to manage stormwater onsite using plants and soil microbes, to ensure water resources remain protected.

Although we understand that Timber Shores RV Campground plans are conceptual in nature, we are raising concerns that will demonstrate significant environmental impacts associated with the project. We encourage the Planning Commission to carefully review language in the Master Plan to ensure that the proposed development is consistent with the goals, policies, and intent of said plan.

We look forward with working with the Township to protect and preserve our valuable land and water resources. We are happy to be a resource to the Township as plans unfold for this parcel. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Smith". The signature is fluid and cursive, with the first name "Heather" written in a larger, more prominent script than the last name "Smith".

Heather Smith
Grand Traverse BAYKEEPER®

RECEIVED
VIA EMAIL
8/25/2020

To: Doug Scripps, Leelanau Township Supervisor
Steve Patmore, Leelanau Township Zoning Administrator
Members of the Leelanau Township Planning Commission

From: Ruth Steele Walker and Scott Walker

Date: August 25, 2020

Subject: Timber Shores Proposal

We are writing today in support of the Timber Shores proposal for a family-oriented RV Campground and Beach Resort. We are currently working for NM Investments on this project, but even if we weren't, we would support it wholeheartedly.

When Ruth was growing up here the development of the original Timber Shores took place. She was able to witness, first-hand, the change in attitude from skepticism about the success of a resort to appreciation for the business it brought to Northport and the jobs it provided Northport residents.

When Ruth left Northport in 1969 for college and when we married in 1973, Northport had a thriving business community. While we made trips to the area to visit Ruth's mother, we usually stayed south of Northport at her home. It wasn't until after she passed on in 1985 that we went into town and were appalled by how desolate the town was and how diminished the business community was.

Over the last decade we've seen a renewed optimism in Northport as well as efforts to build business. But we need more. An RV resort brings families to an area, it will bring business to our restaurants, the brewery, the retail shops, the golf course and more. One of the biggest issues facing our community is that we don't have enough places for tourists to stay overnight, sending them back to Traverse City or to other communities to spend their vacation dollars.

In working on this project we've heard several myths spread as rumors: that there will be an amusement park. Not true. That Timber Shores will be the largest RV Park in the Midwest – again, not true. And those are only a couple of examples.

Northport and Omena are in large part dependent on tourism dollars. At present there isn't sufficient infrastructure to ensure that visitors do more than pass through Omena and Northport on their way to the lighthouse. This is an opportunity to provide visitors with an amazing experience, allow them an opportunity to stay in our community and enjoy all it has to offer while benefitting the Northport and Omena business community as well.

We urge you to approve the Timber Shores project.

RECEIVED
VIA EMAIL
8/25/2020

Ross, Brovins & Oehmke, P.C.

Attorneys and Counselors

11997 E Camp Haven Rd. • Northport MI 49670-9455

Tele 231.386.7018
Tele 305.735.4044

LawMode@comcast.net

Leelanau Township Planning Commission
ATTN: Steve Patmore, Zoning Administrator
PO Box 338
Northport, MI 49670

August 25, 2020

via email - ltzone@leelanautwp.org

Re: Timber Shores RV Resort and Campground
NM Investment Co LLC and RVTS Acquisition LLC
Public Hearing - 27 August 2020

Greetings Steve:

Kindly read and incorporate this letter as part of the record at the August 27th public hearing on the Timber Shores RV Resort and Campground proposal. There are several reasons why the proposal for Timber Shores is premature and Planning Commission consideration should be deferred including:

1. **Fred Gordon is the Manager** of both NM Investment Co LLC and RVTS Acquisition LLC. Mr. Gordon has been part of the unsuccessful effort to develop Timber Shores for more than 2 decades. NM Investment Company LLC left a trail of debt (owed to local businesses) in its wake including a still unpaid \$5.2 million judgment (obtained in 2010) owed to American Bancorporation of Minnesota. Presently, the applicants owe more than \$71,340 in delinquent property taxes on Timber Shores.

Action Needed – Secure all funds required for the Township to hire any outside consultants to review Timber Shores plans and do not engage experts at public expense. No further approvals should be considered by the Township until all delinquent property taxes are paid in full.

2. **Watersports and jet ski features are impermissible** as 2 of Lake Michigan's 3 Whitefish spawning grounds lie east of Timber Shores in the Grand Traverse Bay. A 1836 Treaty with the United States Government protects Indian fishing rights in the Bay and safeguards these Whitefish spawning grounds. Tribal fishers properly blocked a previous developer's plans to construct a 300-boat rack-and-launch marina at Timber Shores. Undoubtedly, the present proposed commercial waterfront activities will be similarly and successfully opposed.

Action Needed – The Planning Commission should reject any of the watersport and jet ski aspects of this proposal until the developer produces a waiver letter from the Grand Traverse Band approving the marine aspects of this proposal. If such a letter is obtained, then the developer must seek an order from the U.S. District Court to approve any disruption of these

Whitefish spawning grounds as the Grand Rapids based federal court oversees this 1836 Indian Treaty.

3. **The 2 required wetland mitigation ponds were never constructed** after NM Investment filled in 46 separate wetlands along the Lake Michigan shore in 2006, leaving the subject property noncompliant. While the State of Michigan's MDEQ (now EGLE) permitted NM Investment to backfill these wetlands [Permits No. 94-056-801-3 and 05-45-84P], such approval was conditioned on NM Investment creating 2 ponds (~2.5 acres each) which never happened.

Action Needed – Under the supervision of the State of Michigan EGLE, 2 wetlands mitigation ponds must be constructed, inspected, and be operational BEFORE this proposal is further considered.

4. **M-22 entrance presents a traffic hazard** inviting congestion and accidents. Timber Shoes former entrance (where twin green metal barriers now stand) was across from Overlook Rd. When NM Investment's property taxes on that M-22 entrance parcel became delinquent, that parcel was forfeited at a tax sale and that entrance is now owned by others. Given the slow-paced RV's that will be entering and exiting, traffic safety requires adequate deceleration/acceleration lanes.

Action Needed – In conjunction with the MDoT and the Leelanau County Road Commission, traffic deceleration/acceleration lanes at least ½ mile long in both north and south directions need to be constructed BEFORE any development proceeds.

5. **Indian Camp Road is not available for an emergency exit** because it is a private road created by an easement on which a commercial use would be prohibited.¹ Indian Camp Rd. and part of Camp Haven Rd. are in a recorded and platted residential subdivision. Lot 1 (at the south end of Indian Camp Road) is owned by NM Investment Co. LLC. NM Investment has no authority to permit a commercial use of these private roads for an emergency exit. Leelanau Township exposes itself to litigation if the Planning Commission approves an emergency exit encompassing these private roads. Previously, Fire Chief Hugh Cook disapproved of these private roads to serve an emergency exit.

Action Needed – An alternate emergency exit (that does not cross private property) needs to be identified BEFORE this proposal proceeds so as not to infringe on private property.

¹ "A gated emergency entrance will be located at the south end of Indian Camp Road" [Ex. B-3].

6. **NM Investment Company LLC has an unimpressive financial track record.** Advance financial arrangements must be made to insure this project does not do more financial harm than good. Last time, a developer demolished the buildings at Timber Shores (e.g., club house, 2 swimming pools, showers, bathrooms, underground electrical), the rubble was left behind; KAL Excavating was surety on a bond and had to restore the property to its original condition when the developer failed to do so. Because the developer refused to restore the land, the Township demanded that KAL perform the clean up work (which it did).

Action Needed – A completion bond must be posted BEFORE final approval to guaranty that the land is returned to its pre-construction condition when this plan fails to come to fruition.

7. **NM Investment has no success developing Timber Shores.** Since 1993 or so, there have been multiple plans proposed for Timber Shores, likely hoping to attract a third party who would to pay a *Fee Developer* (like NM Investment and RVTS Acquisition) handsomely for securing government-approval of a pre-packaged development. Blaming its prior failures on the Great Recession (which did not begin until late 2008), Mr. Gordon and related development entities (Ketelaar Development Co. and Ennis Creek Development Co.) have had 26 years (1994-2020) to develop Timber Shores, but have been unable to do so.

Conclusion

The Township should not approve this proposed land use until a viable business plan is presented and vetted by outside experts (hired by the Township but paid for by the Timber Shores' speculators). If approved, it will likely never be built and, if built, unlikely to be completed; if completed, it will likely close the gates within a few years (as did the original Timber Shores in the early 1970's). Like last time, buildings, roads, and useless infrastructure will only be left to deteriorate. This is the sad truth, but it is still the truth.

Sincerely,

T.H. Oehmke

Thomas H. Oehmke
Attorney

CC: Steve Kalchik, Chair @ kikalchik@gmail.com
Brian Mitchell @ bmitchell@cherryhomeorchards.com
Please distribute to other Planning Commissioners for whom I had no email

From: tgreml@charter.net
Sent: Monday, August 24, 2020 10:26 AM
To: Zone Admin
Subject: Timber Shores

Dear Mr. Patmore,

I'm writing today in support of the proposal to develop a recreational vehicle resort south of Northport.

As someone living in Northport during the 1960's and early 1970's(I was in college part of this time, coming home on weekends, etc), I know that local businesses flourished during that time, thanks in large part to the visitors who came to spend a weekend, a week or more at the first Timber Shores RV Park.

Many of my friends worked there summers in well-paid jobs that helped them build their college funds and all of us in Northport felt welcome at the various activities at Timber Shores. The park was well-known throughout the community as a great place to be.

As a long-time Northport resident I've seen the town flourish economically and I've seen it fall on hard times. The Timber Shores proposal offers an opportunity to enhance the economic vitality of this area.

I urge your support of this proposal and all it can bring to our community.

Thank you,

Theresa (Terry) Gremel
PO Box 266
Northport, MI 49670

I am also asking that this email be shares with the planning commission.

RECEIVED VIA
EMAIL

Good Afternoon,

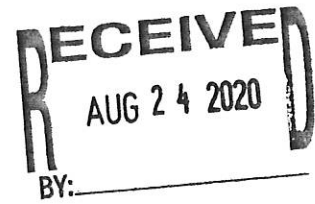
I am sending you this letter of support for the Timber Shores RV Park. We have owned and operated a business "WaukazooTees" in Northport for the past 25 years. I believe this development will have a positive affect on the community of Northport for both residents and businesses.

This development will provide revenue to local government in the form of taxes and fees. It will provide revenue to business by shopping, eating and sightseeing and most importantly, provide fulltime jobs to local residents and summer jobs for students home from school, which are badly needed within our community. Other benefits of this development; exposure to our community, new home purchases, new students for our school, volunteers for our summer events and boats visiting our marina.

It is my hope that after careful consideration you will give the green light for this project.

Thank You,

Mark J. Jensen
231-929-3610



Timber Shores RV Resort and Family Campground and Beach

My name is Sharon McMachen- Kalchik and I was raised on a farm along M-22 between Northport and Omena. I have lived either in or within 8 miles of the village of Northport all of my life.

I am writing this letter to encourage you to support the latest proposal by Mr. Fred Gordon with NM Investments Inc. I have known Fred and Marsha for more than fifteen years. They have always been sincere in their love for Northport and the surrounding area. It was through no fault of the company or character of the owners that the previous project for this property failed to materialize. It came at a time when the economy of the United States was hit with a deep recession which put a stop to many projects.

I know how a NEW Timber Shores RV Resort and Family Campground and Beach Frontage will help our local businesses and tax base. Not to mention those people who will be employed there. I was living here during the time that the first Timber Shores RV Resort and Campground was going strong. It was amazing to see how it was so important to the community in so many ways. It is hard for others to believe how viable and successful it was. It is hard to explain to those who were not here what a wonderful place it was for so many reasons. One reason, often overlooked, was that the turn over of people every week brought a whole slew of new customers into the shops, restaurants, groceries, etc. often, and don't overlook the fact that the people staying at the resort would visit our museums, lighthouse, art galleries, the library and other sites in the area which added extra cash into their treasuries.

NM Investments have a lot of work to do to prepare the land for this project, however, it is a plan that will utilize the roads and numerous RV sites that are already in place in the beautiful wooded areas. They can also improve access to the lake frontage without disturbing very much of the existing flora and fauna. Over ten years ago many tall pine trees were planted close together just to make a clear line of separation from the existing homes on both the North and the South sides of this property. This was also to create a buffer for any excessive noise that might occur during development and after the project was completed.

There will be those who will express fear and apprehension about any negative impacts this project may impose upon them. I understand their misgivings, especially the people who live near it. I would ask the board and Planning Commission members to go to the Timber Shores property and see for yourself how the RV sites are secluded, how the center area of the 1600 feet of frontage is not close to any of the existing homes and is far enough away so that the laughter of little children and adults playing on the beach or people conversing around a campfire, should not upset their lifestyle.

There may be a perceived reduction in the quality of life of the residents affected but how directly will that impact be? They may wonder if their property values will be lowered. I was involved in the Real Estate business in Northport and anytime a home buyer was looking at a property near a park or land that would not be developed into more homes, it was a plus.

The previous backups on M-22 will be prevented by a plan to place the registration building away from the highway and to keep a very long drive way.

As you deliberate the pros and cons of this proposal before you, I ask that you consider the past success of the old Timber Shores Resort and think of the future as well and decide if the New Timber Shores Resort is a great fit for the majority of the people you represent.

I fully support it and hope you will too.

Sharon V. Kalchik
(Nec McMoeh)

August 24, 2020

From: Grant Fitz <gfitz01@ymail.com>
Sent: Monday, August 24, 2020 12:12 AM
To: Monica Diaz; Zone Admin; ltplan@leelanautwp.org; sjkalchik@gmail.com
Cc: Grant Fitz
Subject: Proposed Timber Shores RV Park
Attachments: Opposed to the Proposed Timber Shores RV Park 08 23 20.pdf

Dear Township Leaders,

First of all, I hope that you are all doing well during this difficult time with the COVID-19 pandemic.


I am writing to you to ask that you turn-down the proposed Timber Shores RV Park due to the significant economic and environmental problems that this proposed development will create.

I would also appreciate it if you can forward this email to the Planning Committee members and the Township Council Board, as I am not sure if I have the right emails or officials copied

Untenable Business Plan

This proposed RV Park has the ambition to be the biggest in the Midwest, but as someone who has worked as a Chief Financial Officer for several multi-billion dollar companies, I am highly skeptical of any business case that could support such a venture. I am also very concerned of the potential that this developer is making big promises without true economic substance and that our township will end-up being significantly impacted and ultimately left holding the bag.

Questionable Ethics and Practices with the Developer

In my opinion, given the many delinquent tax notices on the Timber Shores property that I have seen over the years, this is a developer that is not operating in an ethical manner. Here is the latest picture of a delinquent tax  notice taken this past weekend in front of the Timber Shores property.

A business or person that is continually delinquent on their tax bill is effectively taking full advantage of the Leelanau constituents, who are asked to foot the bill for these delinquencies. I find this practice to be very unethical for business practices.

Is this the type of developer that we want our community to support, particularly at the expense of the rest of the hard-working constituents?

We do not need another Sugar Loaf economic fiasco, which is the path I am afraid the Township will be heading down if this proposed park is approved.

Proposed Plan Does Not Meet the Zoning Ordinances

The purpose and intent of the Commercial Resort District is expressly stated in the Zoning Ordinance:

COMMERCIAL RESORT DISTRICT INTENT AND PURPOSE - The developments, including their recreational facilities, are to be compatible with the overall rural character and natural resources of the

Township, including its shoreline resources. Provisions of this District are intended to assure that future land uses do not negatively impact surrounding residential or other land uses and are compatible with the specific features of the parcel, including on-site water bodies and drainage courses, topographic conditions, and soils.

The development does not preserve significant portions of the development site in its natural state. Quite the contrary, as the development proposal is for a high-intensity RV trailer park with ponds, watercraft rentals, common areas, waterfront structures, etc. This major development is clearly out of character with the surrounding rural character of the land and the adjoining residential uses.

Additionally, under Section 11.6 Major Projects Site Plan Review and Approval ordinance requires that the proposal will have no significant adverse effect on the neighborhood area surrounding the site. In reviewing the proposed massive plan for the Timber Shores RV Park, there is no question that this development would have a significant adverse impact on the surrounding neighborhoods and area, while also permanently and unfavorably altering the natural beauty and charm of Leelanau Township.

Finally, the Ordinance requires that the proposed development will not have a significant adverse effect on the protection and management of the natural environment. Unfortunately, this proposed development will significantly damage the environment and will irreparably cause damage to the Lake Michigan shoreline and the fish population by damaging natural habitats.

Environmental and Land Rights Concerns

The project will negatively impact the natural resources and the surrounding residential uses by its massive size, intensity, and design.

Under the Zoning Ordinance Special Use Permit approval, it is required that the permit will not adversely affect the natural environment, and more particularly, shall have *no adverse affect* on any creek, stream, lake or wetlands area and to ensure that there will be no additional storm water run-off.

The proposed RV Park plan breaks-up the wetlands and wildlife habitat, and has plans for the filling of at least 1.27 acres of wetlands. The project also proposes to create a significant pond by excavating and disturbing existing wetlands. There are also significant questions about the community septic system or waste water facility impact on the water in the area as well as the impacts to Lake Michigan.

The application directly states that the development will impact wetlands and streams at a minimum, which is a violation of this requirement. The project also proposes to create a significant pond by excavating and disturbing existing wetlands.

Additionally, this proposed Park will create significant noise and light pollution, which will irreparably impact the wildlife and will also be a significant nuisance for the surrounding community.

Lastly, I am concerned that this proposed development will cause environmental damage to inland streams that are protected US waterways, as well as damage Native American spawning and fishing grounds through the development and continued use that this proposed RV Park would generate.

Public Safety and Additional Township Costs

This plan includes a public boat launch into very shallow waters of the North Cove area that not inconsequentially, often have children swimming quite a ways from the shore due to the shallow water in the area of the proposed RV Park and who will be put directly into harm's way.

The proposed project will also increase costs to the Township for services, including emergency services due to the increase probability of boating and other accidents in a condensed and shallow water area.

In closing, I have heard only through others, that this proposed Timber Shores RV Park application will be discussed in the Thursday, August 27th Planning Commission meeting. The Leelanau Township public web site does not provide information or agenda on the meeting planned for this Thursday and I wanted to understand if this proposed project will be discussed. The web site mentions that Leelanau Township has received an Application for a Special Use Permit for an RV Resort on the former Timber Shores Property. There is not much in the way of additional information or discussion about when this topic will be discussed further in Township meetings.

Without public notice and no information provided on how to attend this Planning meeting, I am concerned that individuals in the community may not be aware of such an important topic that will have a lasting impact on the community for many years to come, and that they will not be able to participate in the long-standing American tradition of attending public government meetings for topics of great interest.

Finally, I would ask that you do not approve the proposed Timber Shores RV Park. This proposal does not meet the needed standards required under the zoning, planning and other ordinances or laws. This proposed development will damage our environment, create an unsafe environment for our children and the proposal has questionable commercial viability that will only create further headaches and financial burden for Leelanau Township.

Respectfully,

Grant Fitz

7710 North Cove Trail
Northport, MI

RECEIVED
VIA EMAIL

August 23, 2020

Dear Township Leaders,

First of all, I hope that you are all doing well during this difficult time with the COVID-19 pandemic.

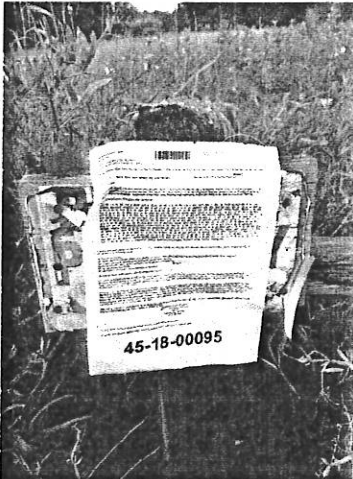
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I would also appreciate it if you can forward this email to the Planning Committee members and the Township Council Board, as I am not sure if I have the right officials copied

Untenable Business Plan

This proposed RV Park has the ambition to be the biggest in the Midwest, but as someone who has worked as a Chief Financial Officer for several multi-billion dollar companies, I am highly skeptical of any business case that could support such a venture. I am also very concerned of the potential that this developer is making big promises without true economic substance and that our township will end-up being significantly impacted and ultimately left holding the bag.

Questionable Ethics and Practices with the Developer



In my opinion, given the many delinquent tax notices on the Timber Shores property that I have seen over the years, this is a developer that is not operating in an ethical manner. Here is the latest picture of a delinquent tax notice taken this past weekend in front of the Timber Shores property.

A business or person that is continually delinquent on their tax bill is effectively taking full advantage of the Leelanau constituents, who are asked to foot the bill for these delinquencies. I find this practice to be very unethical for business practices.

Is this the type of developer that we want our community to support, particularly at the expense of the rest of the hard-working constituents?

We do not need another Sugar Loaf economic fiasco, which is the path I am afraid the Township will be heading down if this proposed park is approved.

Proposed Plan Does Not Meet the Zoning Ordinances

The purpose and intent of the Commercial Resort District is expressly stated in the Zoning Ordinance:

COMMERCIAL RESORT DISTRICT INTENT AND PURPOSE - The developments, including their recreational facilities, are to be compatible with the overall rural character and natural resources of the Township, including its shoreline resources. Provisions of this District are intended to assure that future land uses do not negatively impact surrounding residential or other land uses and are compatible with the specific features of the parcel, including on-site water bodies and drainage courses, topographic conditions, and soils.

The development does not preserve significant portions of the development site in its natural state. Quite the contrary, as the development proposal is for a high-intensity RV trailer park with ponds, watercraft rentals, common areas, waterfront structures, etc. This major development is clearly out of character with the surrounding rural character of the land and the adjoining residential uses.

Additionally, under Section 11.6 Major Projects Site Plan Review and Approval ordinance requires that the proposal will have no significant adverse effect on the neighborhood area surrounding the site. In reviewing the proposed massive plan for the Timber Shores RV Park, there is no question that this development would have a significant adverse impact on the surrounding neighborhoods and area, while also permanently and unfavorably altering the natural beauty and charm of Leelanau Township.

Finally, the Ordinance requires that the proposed development will not have a significant adverse effect on the protection and management of the natural environment. Unfortunately, this proposed development will significantly damage the environment and will irreparably cause damage to the Lake Michigan shoreline and the fish population by damaging natural habitats.

Environmental and Land Rights Concerns

The project will negatively impact the natural resources and the surrounding residential uses by its massive size, intensity, and design.

Under the Zoning Ordinance Special Use Permit approval, it is required that the permit will not adversely affect the natural environment, and more particularly, shall have *no adverse affect* on any creek, stream, lake or wetlands area and to ensure that there will be no additional storm water run-off.

The proposed RV Park plan breaks-up the wetlands and wildlife habitat, and has plans for the filling of at least 1.27 acres of wetlands. The project also proposes to create a significant pond by excavating and disturbing existing wetlands. There are also significant questions about the community septic system or waste water facility impact on the water in the area as well as the impacts to Lake Michigan.

The application directly states that the development will impact wetlands and streams at a minimum, which is a violation of this requirement. The project also proposes to create a significant pond by excavating and disturbing existing wetlands.

Additionally, this proposed Park will create significant noise and light pollution, which will irreparably impact the wildlife and will also be a significant nuisance for the surrounding community.

Lastly, I am concerned that this proposed development will cause environmental damage to inland streams that are protected US waterways, as well as damage Native American spawning and fishing grounds through the development and continued use that this proposed RV Park would generate.

Public Safety and Additional Township Costs

This plan includes a public boat launch into very shallow waters of the North Cove area that not inconsequentially, often have children swimming quite a ways from the shore due to the shallow water in the area of the proposed RV Park and who will be put directly into harm's way.

The proposed project will also increase costs to the Township for services, including emergency services due to the increase probability of boating and other accidents in a condensed and shallow water area.

In closing, I have heard only through others, that this proposed Timber Shores RV Park application will be discussed in the Thursday, August 27th Planning Commission meeting. The Leelanau Township public web site does not provide information or agenda on the meeting planned for this Thursday and I wanted to understand if this proposed project will be discussed. The web site mentions that Leelanau Township has received an Application for a Special Use Permit for an RV Resort on the former Timber Shores Property. There is not much in the way of additional information or discussion about when this topic will be discussed further in Township meetings.

Without public notice and no information provided on how to attend this Planning meeting, I am concerned that individuals in the community may not be aware of such an important topic that will have a lasting impact on the community for many years to come, and that they will not be able to participate in the long-standing American tradition of attending public government meetings for topics of great interest.

Finally, I would ask that you do not approve the proposed Timber Shores RV Park. This proposal does not meet the needed standards required under the zoning, planning and other ordinances or laws. This proposed development will damage our environment, create an unsafe environment for our children and the proposal has questionable commercial viability that will only create further headaches and financial burden for Leelanau Township.

Respectfully,

Grant Fitz

7710 North Cove Trail
Northport, MI

From: Julie Fitz <fitzfamily05@yahoo.com>
Sent: Sunday, August 23, 2020 9:39 PM
To: Lt Super; Zone Admin; ltplan@leelanautwp.org
Subject: Timber Shores Opinion Letter

Dear Doug Scripps, Steve Kalchik and Steve Patmore:

I am respectfully writing to express my disapproval of the proposed Timber Shores RV Park. I would appreciate if you will copy and share my email with all of the Planning Committee members as well as the Township Council Board.

It's always exciting when the circus comes to town unless the circus never leaves--ever! This is the scenario with the proposed Timber Shores RV Park off of the idyllic and scenic M-22. Imagine the traffic backups of 341 RVs whereby, as stated by the developer "most will arrive Thursday and Friday evenings and leave Sunday afternoons." M-22 will no longer be famous for "some of the most picturesque landscape that Mother Nature has to offer," but for long traffic jams of huge, cumbersome RVs attempting to enter and exit Timber Shores park. **Timber Shore will forever change the landscape of beautiful Leelanau County** leaving a mess of a circus behind for it's residents and visitors alike.

Many residents I have talked to will sell their beloved homes and leave the Northport area. No wants wants to live next to a 341-space RV park with "mini-golf, game plazas, a boat launch and basin for kayaks, paddleboards, sailboats, and small motorized watercraft." The beach will be filled with "cabanas and beach umbrella chairs." The development will also have a dog park. Imagine 341 RV owners with their dogs walking along the beaches. Property values in the areas surrounding the park and residents impacted by the traffic congestion and backups will result in plummeting home values and tax revenues to the Township.

What impact will this intrusion of a circus-like RV park have on the shoreline and environment? As the developer stated in the proposed plan, "the Lake Michigan Shoreland portion of the proposed Timber Shores RV Resort and Campground will be the epicenter of recreational activity at the resort." What impact will the noise, lights, wetland fill-ins, pollution, drainage, oil from campers, septic or sewage system have on the environment? Is it still the plan to pump the septic system at 2:00 a.m. every day? What kind of noise and light pollution will that create in the middle of the night? What damage will be done to the shoreline and ecosystem? Will Ennis Creek be impacted with campers since the developer touts, "Ennis Creek trout stream will also be available to guests for nature walks and trout fishing." How will this impact spawning of fish? How will this impact the rights of the Grand Traverse Band of Indians?

It is clear that the intensity of the proposed development is out-of-character with the surrounding rural character and adjoining residential uses. It is also not consistent with the goals, policies, and intent of the Township Master Plan. The development will have a significant effect on the health, welfare, and safety of the residents. Sufficient buffering of visual, sound and fencing requirements will not be met. Township zoning requires that **no** adverse affect on any creek, stream, lake, or wetlands area, yet the proposed development clearly and significantly impacts all of these.

Township will go through a unrecognizable transformation that can never be reversed.

Thank you for your consideration.

Julie Fitz
7710 North Cove Trail
Northport

From: Bill Collins <billcolljr@gmail.com>
Sent: Sunday, August 23, 2020 5:31 PM
To: Zone Admin
Subject: TS RV PARK

We would like to urge your positive approval of the Timber Shores RV park proposal. This project is critical to the continued existence of the Village of Northport and Leelanau Township. The Village needs to add business and certainly needs more living accommodations for seasonal and service employees. We believe this proposal would satisfy those needs .

The last Timber Shores project, approved years ago , when I was on your Planning Commission, specified a percentage of the housing be "affordable". An approval of this project should provide some affordable sites for RV,s and/or "tiny houses".

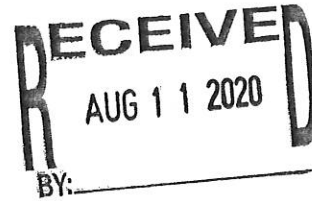
The developer has done an admiral and complete study of wetland problems and nicely mitigated them.

Thank you for your positive consideration.

Bill and Nina Collins,
Northport.

Sent from my iPad

Steve Patmore
Leelanau Township Zoning Administrator
P.O. Box 338
Northport, Michigan 49670



Dear Mr. Patmore,

What responsible physician would knowingly facilitate the growth of a malignant, metastatic tumor on a healthy body? Similarly, what responsible public official would knowingly approve the plans of a developer who wants to affix a comparable tumor on the healthy body of Leelanau County? The proposed Timber Shores development is exactly that. Sadly, once this insidious tumor takes hold there are no chemotherapy or radiation treatments that can cure the disease. Ironically, NM Investment Company and Fred Gordon have tried before to devastate this pristine site that Mother Nature has reclaimed. That attempt was thwarted, and now the NM Hydra is raising one of its heads again.

Mr. Gordon proposes to drop an RV town of transients larger than the village of Northport on to the site and then garnish it with the equivalent of an amusement park with golf, swimming pond, and a harbor for all sorts of water-craft including jet skis. Of course, Mr. Gordon is not offering to provide police and fire protection services. That expense will be borne by the citizens of Leelanau Township.

What will be the consequences when this tumor metastasizes? Wetlands will be filled, water will be polluted, fish spawning grounds will be destroyed, shoreline will be dredged, the proposed sewage treatment facility is a recipe for an environmental disaster, and the ambiance of the surrounding communities will be shattered with their property values plummeting. Then finally what happens if this overly ambitious project turns out to be a complete bust leading to bankruptcy? Who picks up the tab for the removal of this tumor? You can be sure it will not be Mr. Gordon. Memories of the disasters of the Sutton Bay's Bayview Development and the Sugar Loaf Resort should be setting off alarm bells in the heads of Leelanau Township officials.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dennis Turner", written over a horizontal line.

Dennis Turner

A handwritten signature in black ink, appearing to read "Kathleen Turner", written over a horizontal line.

Kathleen Turner

P.O. Box 134

Omena, Michigan 49674

Phone: 937-469-0156

August 9, 2020

RECV'D VIA
EMAIL

Steve Kalchik
Planning Commission Chair
P.O. Box 338
Northport, MI 49670

Re: Timber Shores RV Resort & Campground

Dear Mr. Kalchik,

I have had the opportunity to review the recently submitted Special Land Use & Site Plan Review Application for Timber Shores RV Resort & Campground. In Mr. Gordon's Application, his engineer is proposing a MBBR (moving bed biofilm reactor) biological wastewater treatment process. As you may be aware this is a relatively new waste water treatment technology with many promising attributes. However, with any new and emerging technologies there are always growing pains. In my research on this process, I found the following well documented concerns by experts in waste water treatment technology:

1. MBBR cannot produce pure water (MBR, FBMR treated water has better quality)
2. Aeration Lines can get plugged.
3. Bacterial activity has to be monitored periodically (manually) by a highly trained expert in the field of biological water treatment.
4. This system is still considered a primitive type of sewage treatment plant.
5. Failure of any mechanical component leads to an overall shutdown of the Plant.
6. Insects: Another disadvantage that can come from working with biofilm is that some insects, like sewage flies, mosquitoes and red worms, will be attracted to it. This can mean you lose part of the biofilm on the carriers to insects consuming it, thereby compromising the effectiveness of the system.

These are very legitimate concerns regarding this emerging technology. What does the developer do when something in the system fails and he has to shut the plant down immediately? Kick everybody out of the

park? Are there highly trained biological water treatment specialist's in Northern Michigan to do the periodic testing? Will it be done? Who monitors that it is being done? The State, local Health dept, Leelanau Township?

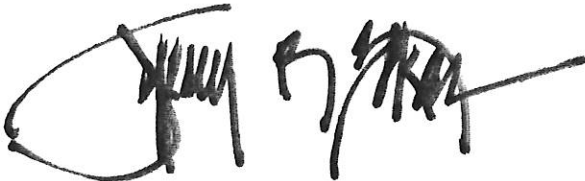
As you are probably aware, the Developer and his Engineers have repeatedly tried to talk the Village of Northport into allowing them to extend a sewer line down M22 and connect into the Village sewer system. They clearly know this would be a much more reliable, safer, and environmentally friendly solution. They themselves are concerned about the issues noted above.

The Timber Shores RV Resort & Campground waste water treatment system is a huge concern for those of us who live near Timber Shores. The possibility of a major failure or improper maintenance of the system is real, which you know could have devastating consequences on the ground water and lake.

I would greatly appreciate that you and other members of the Planning Commission take the time to do your own research on this very concerning issue.

Please provide a written response to this letter.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Jeffrey R. Zokas', with a long horizontal line extending to the right.

Jeffrey R. Zokas
Retired Cove Road Association President

August 5, 2020

Steve Kalchik
Township Planning Commission Chair
P.O. Box 338
Northport, MI



cc: Doug Scripps, Steve Patmore

Dear Steve:

The purpose of this letter is to express our deep concerns and ultimate opposition to the proposed Timber Shores RV Park. We have been property owners on Cove Road Trail since the 1970's and we have greatly appreciated the quiet natural beauty of the shoreline and overall surroundings which is what attracts all of us to the Northport area.

We are greatly concerned about this proposed Timber Shores RV Park and are ultimately opposed to the plan altogether for what it represents. We know that the park will disrupt the natural environment with a number of issues. 341 potential RV spots in itself is a serious problem.

Just to list some of the red flags with this proposal:

- Traffic disruption and noise on M-22 coming into Northport area from Omena (not to mention the whole way up from Traverse City). Potentially 341 RV's arriving on a Thursday or Friday every week during the summer. Slow and noisy with traffic backups reaching far south of the area.
- 341 potential RV's, with ~1500 extra people in that small area on any given week/weekend...that's more than twice the Village of Northport itself
 - Emergency Police and Fire Safety concerns
 - Noise ordinance and violations at all times (nothing in place to buffer the sound and visual disruption to the natural area)
 - Beach, boating, personal watercraft, kayaks, absolute chaos in a small area. Creates dangerous environment on the bay especially along the shoreline of the Cove Trail property owners ...major noise violations
 - Environmental impacts including trash, sewage, septic...including the noise from the proposed 2:00 AM daily pump-outs.
 - Pets, excessive in the area and on the beaches and again, the beach frontage of Timber Shores is relatively small for this amount of transient residents.
- The developer is taking pride in claiming Timber Shores will be the "largest RV Park in the Midwest" with possible expansion in a "Phase 2". This will create such a major environmental disruption in so many ways.
 - Significant disruption to the wetlands, streams, creeks, and the Grand Traverse Bay shoreline.
 - Light pollution...excessive lighting all throughout
 - and again...noise all over
- This will simply have a negative effect on the health, welfare, and safety of all the current residents in the surrounding areas.

These are just some of the deeply rooted concerns we have for this proposal and we trust the Township Council Board and Planning Committee will take these along with many others into consideration before they make their final decision. The creation of this project may leave a lifetime of problems to the environment not to mention the residents that live nearby.

Thank you for your time and consideration with our concerns, we will monitor this closely along with the rest of our association and legal counsel.

A handwritten signature in black ink, appearing to be 'Sara (Gale) Allen', written in a cursive style. The signature starts with a long horizontal stroke that curves upwards and then continues with several loops and a final long horizontal stroke extending to the right.

Sara (Gale) Allen

Cove Road Trail

RECEIVED
VIA
EMAIL

July 14, 2020

Michael E. Comos & Ellen L. Coon
8030 N. Indian Camp Road
Northport, MI 49670

Leelanau Township
Attn: Steve Patmore, Zoning Administrator
P.O. Box 338
Northport, MI 49670

Dear Mr. Patmore,

This letter is in regards to the Timber Shores RV Park proposed by NM Investments. As a resident of the Camp Haven subdivision, and a homeowner of Lot 2, which is directly adjacent to the development, my wife and I have an extreme interest in this proposal.

As you probably know, we've been down this road before with NM Investments and we were not surprised to see Fred Gordon come up with another proposal for the property. Though this latest proposal is substantially different from the several previous plans for a commercial development, the current proposal raises a number of similar concerns given the negative effects it would have on adjacent property owners. In addition, due to the condensed seasonal use and other operational considerations, it is foreseeable that such a plan will not be economically viable. We're hopeful that you and the Planning Commission members will give strong consideration to adjoining homeowners before making a decision.

As a result, please note that we are strongly opposed to this project and urge the Planning Commission to reject the proposal for the following reasons:

Sewer-septic connection—this project mentions the possibility of connecting to the Northport sewer system. If this were to happen, then the adjoining homeowners would be forced to pay for the extension from Northport and for the connection to the Northport system. This would be a prohibitive expense for local homeowners in the range of \$20,000. I believe the Planning Commission would take this factor into consideration and have the wisdom to not place this financial burden on homeowners.

Environmental impact on adjoining properties—The development proposal indicates that elevation changes will be made to the property. Our concern is that

any changes to grading or drainage will affect adjoining homeowner's properties. **Currently, there is no grading or drainage plan in the proposal.** Our lot lies in a wetland and we are at record high water levels. How can the developer guarantee that our property won't become more flooded as a result of grading and drainage changes? If the project is approved, without guaranteed protections for homeowners from adverse environmental impact, then the planning commission should deny approval.

NM Investments reliability—Developer Fred Gordon has been offering proposals for the Timber Shores property for over 25 years. He has proposed two previous projects, received approval, started minimal development and then walked away when the economy failed him. During the last proposal in 2008, Mr. Gordon committed to wetlands mitigation where, if he was allowed to fill in certain wetland designated areas, he would create others to mitigate the loss. Mr. Gordon indeed filled in those wetlands but failed to create the new ones as promised. As a result, these precious natural resources were lost forever. Mr. Gordon cannot be trusted to fulfill his obligations and is attempting to finally cash in on a property that he has purchased, lost to foreclosure and repurchased several more times. I urge the Planning Commission to take an in-depth look at Mr. Gordon and NM Investments' history with Timber Shores and projects beyond. I'm hopeful they would discover that Mr. Gordon is not a reliable partner for this community.

Property values—There is no valid argument that property values for homes near the development won't be negatively affected by the placement of an RV park near their properties. In our case especially, we'll be less than a 100 feet from the development's northern border. The developer could not possibly argue that our property values will be enhanced as a result of this project. I believe that the Planning Commission members are thoughtful and considerate individuals and would be hesitant to approve a project that would so negatively impact nearby tax-paying homeowners.

Economic viability—The Timber Shores proposal boasts of the economic benefits to Leelanau Township. A closer look would reveal that this project is: a) seasonal; b) limited to minimum wage jobs; 3) doesn't require a large workforce to operate. Employment opportunities are minimal in such a development. In addition, there are already several RV parks on the Peninsula, which operate at less than 100% capacity. The Timber Shores Park will only contribute to an oversaturated market for RV camping.

Thank you for your time and consideration. We're hopeful that as concerned neighbors and residents of the Township, you'll take our plight and those of all surrounding homeowners into consideration when making your decision. In

addition, would you please share our letter with all members of the Planning Commission?

We look forward to working with you and the Planning Commission on this proposal. In the meantime, please feel free to contact us with any questions (Michael Comos cell: 248-505-1855; email: mikcom@hotmail.com)

Regards,

Michael Comos

Ellen Coon

Cc: Doug Scripps

To: Steve Kalchik

June 29, 2020

Mr. Steve Patmore
Zoning Administrator
Leelanau Twp. Planning & Zoning Dept.
PO Box 338
Northport, MI 49670

Re: Timber Shores RV Resort & Campground

Dear Mr. Patmore,

On November 11, 2019, I wrote a letter to Mr. Steve Kalchik regarding the Timber Shores RV Resort & Campground project. We would appreciate the courtesy of a reply addressing the questions and concerns outlined in the letter.

There are some additional questions that I would like to have answered:

- 1) **A gated emergency entrance will be located at the south end of North Indian Camp Drive.**

This is not acceptable and will be contested by the residents who own property on North Indian Camp Drive and East Camp Haven Road. These are private roads.

- 2) **TSRV road grading and storm water management.**

Will the TSRV development put the homes on N Indian Camp Drive, East Camp Haven Road, North Bayview, and North Cove Trail in flood or ground water flooding jeopardy?

Please respond to our November 11, 2019 letter and these additional questions.

Sincerely,

Rich and Carol Isphording
8072 N Indian Camp Drive
Northport, MI 49670
231-386-7257

rich11939@gmail.com

rich11939@gmail.com
cc. Doug Scripps

November 11, 2019

Mr. Steve Kalchik
Chairman – Leelanau Township
Planning Commission
119 E Naganaba Street
Northport, MI 49670

Subject: Timber Shores RV Campground/Resort

Dear Mr. Kalchik,

When studying the application for the Timber Shores RV Campground/Resort, please address the attached questions and observations.

Sincerely,

Rich and Carol Isphording
8072 N Indian Camp Drive
Northport, MI 49670
231-386-7257

richandcarol@gmail.com

10/11/19

QUESTIONS REGARDING TIMBER SHORES RV CAMPGROUND (TSRVC)

25 Oct 2019

HISTORY

1. What has the past relationship been with the Timber Shores Investment Group, Northport, and Leelanau County?
2. Will Leelanau County Planning Commission be reviewing all previous TSRVC proposals, plans, promises, financial dealings, correspondence, letters, negotiations, etc., prior to considering the current proposal?
3. What is the history, experiences, track record of other RV campgrounds throughout the U.S regarding finances, profit/loss, crime, drugs, noise, disruptive behavior, pollutions (air, water, noise, etc.), usage, growth, expansion, relationship with surrounding property owners and communities?
4. Are there any back taxes owed to Northport, Leelanau County, State of Michigan, have any taxes been forgiven, any outstanding liens, judgments, on Timber Shores property?

ENVIRONMENT

1. What environmental inspections/permits will be required by TSRVC before the site can be approved (SPA, DNR, soil, water, Federal Gov't, Michigan, County Core of engineers)?
2. Have all the wetlands been identified on the TSRV site based on the current definitions of a wetland (Obama Administration)?
3. Are there pollutants from previous usage on the proposed TSRVC site? What steps will TSRVC take to prevent air, soil, water, noise of the site, lake, creek, etc.?
4. Does the TSRVC proposal include a financial bond for site cleanup and restoration – no pollutants certification?

FACILITIES

1. The sewer question is a significant one and needs to be addressed thoroughly for the present needs and future application. Who will address this question and when? What conversations, meetings, emails have already occurred between elected/appointed Leelanau Officials and TSRVC investors, developers, management, etc.?
2. What type of lighting is proposed? How will it affect visitors, residents, wildlife, etc.?
3. Should TSRVC provide the names, addresses, and contacts of the floating sports park inflatable manufacturer and current users of this equipment to determine uses, reliability, liability, number and types of accidents, injuries, etc.? Will Northport EMS be needed for assistance? What liabilities is Northport exposed to regarding this development?
4. How will TSRVC respond to changes in the weather, changes in water levels, waves, as seen in the recent storms, 10/20/19? Will the floating device move further out into the Bay if water levels decrease?
5. What types of water toys, equipment, jet skis, etc., will be provided by TSRVC to its visitors and what kind of water toys, boats, skis, floats, etc., will the visitors be allowed to bring or rent and use in Lake Michigan/Grand Traverse Bay? Who will enforce water safety laws and regulations?
6. How will a marina or dock large enough for 960 people be constructed, how large, where, what environment and lake destruction will occur, who approves?
7. Another access/egress road should be developed to M-22 by the applicant.

8. The floating sports park and surrounding buoyed safety area occupies a large part of Traverse Bay. This water feature will be detrimental for fish, spawning, fowl nesting and possibly a major source of Lake pollution.
9. What government entities must approve this intrusive feature?
10. Are there any other similar floating sports park on the Great Lakes?
11. What has been the experiences with this large play/sports park? What is the total square footage of the sports park and surrounding area?

CUMMUNITY RELATIONS INVOLVEMENT

1. What studies has the applicant undertaken to examine and forecast the increased traffic (vehicle, bike, motorcycles, human) on M-22, in Northport, Omena, Suttons Bay?
2. What wear and tear repair and maintenance financial costs are forecast for the affected roads, streets, and communities?
3. What financial and manpower forecasts has the applicant, Northport, and Omena anticipated for fire, police, ems, road maintenance, meetings, oversight, etc? What about BATA bus needs?
4. Will Northport prepare an analysis of the costs of sewer, police, fire, ems, roads, maintenance of the TSRVC to the residents of Northport, Omena, and Leelanau County?
5. What TSRVC, Northport, Omena Leelanau County joint oversight task forces will be set up to oversee and manage the TSRVC site? What is the cost?
6. What is the projected impact on Northport, Omena, Suttons Bay, Leelanau County businesses?
7. Where is TSRVC development rated in the Goals and Objectives and Action Strategy in the Leelanau Township Parks and Recreation plan?

SERVICES

1. What handicap accommodations are planned for TSRV (play areas, beach, roads, walkways, campgrounds etc.?)
2. Northport and Omena businesses are having difficulty hiring summer help. What are the summer and off-peak number of employees projected by TSRVC to manage the campground? What is a breakdown of their duties, training, diversity, pay, housing, etc.? What support, financial or otherwise, is TSRVC expecting from Northport, Omena, Leelanau County, the state of Michigan, environmentalists, DNR, Army Corp of Engineers?
3. Is TSRVC management going to provide to its employees, visitors, Northport, Omena, and Leelanau County, and any interested citizens, a handbook regarding Do's and Don'ts about the campground, quiet hours, use of fires, facilities, emergencies, and relationship, respect, and obligations to the neighbors, homes, and property that surround TSRVC, etc.?
4. What is TSRVC management forecast for activities and numbers of campers for every month of the year?

FUTURE DEVELOPMENTS

1. The TSRVC presenters discussed future bike and walking paths to Northport. Where will these roads, paved walkways, dirt paths go to and from? Who pays for them?
2. What route and will these features allow motorcycles, mopeds, golf carts or other motor or electrical vehicle's?
3. Will TSRVC applicant provide to the citizens of Leelanau County it's five- and ten-year business and development plans for the site?

WILDLIFE

1. How will the TSRVC affect fish, waterfowl, swans, etc., breeding grounds, fishing, environment, quality of life?
2. What will Timber shores do to protect endangered wildlife species, i.e., pileated woodpeckers, eagles, swans, fish, otters, etc., that nest and live in the area?
3. How will TSRVC comply with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protective Act? Eagles are now nesting and breeding in Timber Shores.

BORDERING PRIVATE RESIDENCES

1. North Indian Camp Drive is a privately-owned road, maintained, plowed by residents, as is that portion of Camp Haven Road which runs East of the Indian Mission Campgrounds. These roadways cannot be accessed or used by Timber Shores RV campers, TSRVC personnel, or visitors.
2. The drawings TSRVC presenters showed RV and camping sites bordering on Camp Haven road and North Indian Camp Drive. How close to these roads are the RV sites? What is the code distance from an RV site to a road? Are these too close to residents?
3. What safety measures, fences or vegetation boundaries are the applicants proposing to keep TSRVC visitors from walking, biking, playing, running, driving on these roads?
4. TSRVC should provide a detailed, to scale drawing of the campground, Grand Traverse Bay, waterpark, and surrounding Leelanau County residential areas including North Indian Camp Drive, Cove Road, Camp Haven Road, and M-22.
5. TSRVC should provide its projections of the impact of the Campground, water park, traffic (human, animal, vehicular, bike, etc.) on the nearby residents' quality of life, property value, noise level, environmental tranquility, property wear/tare, lighting intrusions, fire and smoke, generator pollution etc. What is acceptable, what are the penalties if exceeded? Who enforces rules, laws, etc.?
6. What effort will be made by Timber shores to prevent Timber Shores visitors from trespassing and disturbing residents living on those roads – a fence?

LEGAL

1. What kind of Bonds should the developer be required to furnish?
2. What impact will the development of TSRVC have on the Native Americans' fishing rights, now and in the future?
3. What financial penalties should be set up for the developer's non-performance of codes, agreements, community responsibilities, EPA, DNR, etc. violations?
4. If there is garbage, debris, litter, waste, etc. left by Timber Shores campers, visitors, personnel, pets, on residential property on North Indian Camp Drive, Camp Haven Road, Cove Road or M-22, who will pay to have it removed and who will remove it? What financial penalties should RSRVC owners be charged? Bond?
5. If TSRVC campers, personnel, or visitors cause damage to the residents' property (see #4), vegetation, trees, structures, driveways, homes, etc., is TSRVC required to make reparations and how will that financial obligation be determined?
6. If TSRVC campers, visitors, or personnel trespass on residents' property (see #4), what are the residents' rights?

7. What actions can residents take to evict TSRV campers, visitors, or personnel who trespass on their property or Lake front? Law enforcement?
8. What are the residents' legal rights as pertains to TSRVC, Management, campers, visitors, or personnel?
9. Are any of the monies being used by TSRVC, either now or in the future, coming from grants, the General Fund, taxpayer dollars, or the use of community or State employees?
10. Have all previous Timber Shores purchases, loans, liens, judgments, back taxes, etc. been paid or are any of them outstanding? Is the property east and west of M-22 free and clear of current debt or future obligations?
11. Are there any possible conflicts of interests or improprieties involving individuals in Northport or Leelanau County communities or governments?