

Written Public Comment received

Between August 26, 2020 and September 9, 2020

regarding the

Timber Shores RV Park Application

Leelanau Township Planning Commission

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**From:** mcoggins@sunflower.com  
**Sent:** Tuesday, September 08, 2020 3:20 PM  
**To:** Zone Admin  
**Subject:** Timber Shores

Leelanau Township Planning Board,

I am writing regarding the proposed RV campgrounds and amusement amendments known as Timber Shores. I am sure that my opinion is not new, but I want to be sure that my thoughts are known by those of you making the decisions. It is difficult when one cannot attend public meetings.

Simply, I urge you to consider the need for environmental integrity and maintaining the character of Leelanau County as your top priority and consideration. The developer claims that there will be tremendous economic benefit to Northport and the immediate area, and there will undoubtedly be some. But isn't this really in the interest of the developer? They are the ones who stand to make the real profit while increasing the density for this small area, increasing traffic, air, noise, and water pollution, for a small return to the community. The loss of land, disruption of shoreline, groundwater pollution, loss of fish and wildlife are all things that cannot be recovered once lost. The impact will go beyond just Leelanau township. The impact on the roads alone will be significant. Please remember what makes this area so desirable for us and all future generations as you prepare your decision regarding this development and its impact on all of us.

Thank you for your service to the Township.  
Margaret Coggins  
Northport

August 27, 2020



TO: Leelanau Township Board

My name is Maureen Kilcherman Mawby and I was raised in Leelanau Township and attended Northport Public Schools. I graduated in the Class of 1973. I currently reside with my husband, Roger Mawby, in Traverse City. My parents are John and Phyllis Kilcherman who have lived on the family farm in Northport for over 65 years.

I am responding to your meeting about the property formerly known as "Timber Shores Resort". I was asked to share memories and how I feel a new venue of the same type on the same property would be of value to Leelanau Township.

Although I never was employed by Timber Shores, I had family members and friends who were. My brother worked there as security and all around employee one summer. My aunt, Grace Kilcherman worked there as a cook in the restaurant. I had friends who worked at the resort in various other positions.

My most memorable time with the resort was attending the dances which were open to Northport and surrounding community teens. I remember how important it was in my teen years as it greatly improved my social life. Being raised on a farm and working on said farm does not allow one much time for socializing. Attending the dances was fun as I would meet up with friends and make new friends as well.

I greatly appreciated how the previous resort was open to the public and my family would dine at the restaurant on occasion. The atmosphere was family oriented and they created numerous experiences for the people who were camping at the resort. Also, many of said campers and families would shop in our lovely downtown Northport and visit the Lighthouse, purchase items in town and at our farm market as well. I think the fact that a resort of this type brings job opportunities to our town and income spent in our shops and restaurants is a great thing for Northport.

The only downside I saw was the traffic lined up along the side of the road waiting to check in at the resort and the slower moving campers and RV's on M-22 on their way to Timber Shores. I'm sure those issues will be addressed. Also, times have changed and we are more accepting of summer traffic.

I am in favor of a new resort of this type opening in our Township for future generations to enjoy and for our community to become well known as a great vacation area.

Sincerely,  
Maureen Mawby

**From:** Sheri Sutherland <ssutherland46@gmail.com>  
**Sent:** Thursday, August 27, 2020 1:43 PM  
**To:** Steve Patmore  
**Subject:** Fwd: Timber Shores

I had sent this to [LTsuper@leelanautwp.org](mailto:LTsuper@leelanautwp.org) expecting it to reach you. however, Doug replied and then Ruth Steele Walker mentioned that my letter was not included with the rest. I am hoping my letter of support for Timber Shores RV will make it to the correct parties. Thank you Steve, Sheri Sutherland

----- Forwarded message -----

**From:** Sheri Sutherland <ssutherland46@gmail.com>  
**Date:** Wed, Aug 26, 2020 at 12:42 PM  
**Subject:** Timber Shores  
**To:** <[LTsuper@leelanautwp.org](mailto:LTsuper@leelanautwp.org)>

I would like to express my support for the plans for Timber Shores RV park located between Northport and Omena.

I have reviewed the information on the website and am very comfortable with the wonderful ideas that will benefit Leelanau Township, and surrounding Villages.

Every local business would be blessed with the increased activity of tourist dollars. Gas Station, Grocery store, Restaurants, Auto Repair, Retail, Galleries, Museum , Lighthouse, Golf Course and more. Although it may not affect the real estate business because the visitors will be bringing their "homes" with them, the RV development has my full support.

Sincerely,  
Sheri Sutherland  
11005 N Shore Dr  
Northport, MI 49670 (year round Township resident since 1987)

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Sheri Sutherland      "Covering the Clear, Blue Waters"  
Associate Broker  
Century21 Northland  
113 Nagonaba  
Northport, MI 49670  
[sheri@c21northland.com](mailto:sheri@c21northland.com)  
231-620-9338 cell phone  
231-386-1117 fax

**From:** Sue Sentell <sentell200@sbcglobal.net>  
**Sent:** Thursday, August 27, 2020 11:48 AM  
**To:** zoningadmin@suttonsbaytwp.com  
**Subject:** Fwd: Planned Timber Shores Development Concerns

Steve,

I am forwarding my email to your alternate address as well since this email relates to the meeting you are having this evening.

All my best,  
Sue Sentell

Begin forwarded message:

**From:** Sue Sentell <sentell200@sbcglobal.net>  
**Subject:** **Planned Timber Shores Development Concerns**  
**Date:** August 27, 2020 at 8:30:51 AM CDT  
**To:** [ltsuper@leelanautwp.org](mailto:ltsuper@leelanautwp.org), [ltzone@leelanautwp.org](mailto:ltzone@leelanautwp.org), [sikalchick@gmail.com](mailto:sikalchick@gmail.com)  
**Cc:** [ltclerk@leelanautwp.org](mailto:ltclerk@leelanautwp.org)

Dear Members of the Leelanau Township Planning Commission;

I am writing to express my concerns with the proposed Timber Shores RV Resort Development and the impact it will have on our community, the lakeshore and residents from the area. While many residents have already shared ordinance and environmental concerns regarding the petitioner's application, I respectfully request your consideration of concerns regarding;

- The overall scale, intensity and density of the proposed development;
- Inadequate buffers for noise and light pollution as well as safety of adjacent communities;
- Lack of a commitment by the developer to permanently preserve open space adjacent to the residential neighborhood as a buffer and to ensure aesthetics.
- The impact of undefined future development Phases to the long-term character of the area;
- Consideration of the developer's plans in context to the long-term benefits of the Township.

### **Scale, Intensity and Density**

Thoughtful development is critically linked to maintaining a vibrant and welcoming Leelanau Township and Northport community for decades to come. However, I believe the Timber Shores RV Resort

conceptual site plan, as presented, falls significantly short in meeting the goals and expectations of our county. ***The scale, scope, and impact of this plan as proposed is simply “too much”.***

The development as proposed seems incongruent with our Township’s Master Plan goals. The developer specifically states that they want ***Timber Shores to be the largest RV park in the Midwest***. Is that really what we want our township and community to be known for? The intensity and density of such a mega-park is out of character with the bucolic nature and quiet charm of the area and is not consistent with the goals, policies and intent of the current Township Master Plan. Mega- RV parks such as this are typically not as close to residential areas and towns but placed in more rural settings. The scale, use, and impact of the proposed plan -- even just Phase 1 -- is simply “too much”. The profit expectations of the developer should not compromise the quality of life for those residents who call Northport home.

In marketing materials, the developer makes comparison to the Timber Shores of the past. To the contrary, this new proposal ***is the size of a town in and of itself*** -- a large complex supporting large modern RV’s and rentable “tiny homes” (manufactured homes) versus the historic park that was centered around family camping. The current proposal starts with over 340 RV/cabin sites with the intent to grow even larger in future phases.

What is the population math of such intense site use? A recent communication from the developer stated that the average RV will have two adults and children. So, with the 340 RV sites in phase 1 there could be an additional 1400 -1700 (4-5 people per RV site) at the resort and potentially using the waterfront. ***This estimate does not include proposed “day use” patrons.*** The developer has stated that they will sell “day use tickets” but has not defined or limited how many “day use tickets” will be issued nor indicated on the plan how many parking spaces will be available for day use. Thus, the actual number of people potentially using the resort and the adjacent Lake Michigan waterfront could be more than 2000 people a day.

In a recent promotional piece, the developer projected that on a “peak” summer weekend an additional 600-800 people would be at the resort. I believe that is understated. Those projections seem more aligned for an RV Resort with 140 sites - not one with 340+ sites. If accurate, the developer would only be at 44% capacity on a peak weekend - which is unlikely to be their financial projection. Remember, they want to be the largest RV park in the Midwest!

What would be the impact on the community and neighbors in terms of noise, congestion, safety, and quality of life with a surge of 2000+ people in our area? What will be the adverse effects on the adjacent communities and the tranquility of the Lake Michigan shoreline for local residents? How will the additional police, fire, emergency resources for the summer months of this surge be funded? How will the quiet nature of Northport and Omena be changed? The congestion, noise, and lights of 1500 - 2000 people and hundreds of RV’s on M-22 each weekend will negatively impact all township citizens and an independent traffic study should be part of the application.

**Proposed Action:** I respectfully request that the Commission 1) reasonably, but significantly lower the permitted density and daily use of the development **inclusive of all future phases** 2)Get more details on plans for daily use permits and consider restricting or eliminating this use 3) restrict the rental of “tiny homes/cabins” to ensure they do not become permanent housing. Northport and Leelanau Township should not compromise the character, appeal, and very nature of Northport the Leelanau Township area to allow the developer to maximize profit.

### **Inadequate Buffers**



This is an intense mega RV Resort with many amenities for their guests - well beyond what was provided for at the old Timber Shores. It is designed to encourage people to both stay within the resort and outsiders to visit the park. It's designed around noisy activity including a water park, mini-golf, go-cart track. The current application does not provide for adequate sound and light buffers nor secure the quiet enjoyment of adjoining residential communities. How will this be addressed? Will the hours of operation for such a substantial park be controlled so as not to disturb local neighbors? What about idling RV's, traffic noise, AC units, park lighting, waterpark noise, etc.? Will future land area be allocated to additional recreational units? Restaurants? How will buffering be incorporated to mitigate these issues?

**Proposed Action:** I respectfully request the Commission 1) require the developer to permanently preserve and designate the acreage between North Cove Trail and M-22 as open space as a buffer around the northern area of North Cove Trail to protect the quiet enjoyment, quality of life and property values of Cove Trail homeowners. While this area is currently "targeted" for open space, the applicant also requests the ability to "swap" open space in future phases – and moreover -- hints at development in that area such as store facilities, workforce housing, more lodging, restaurants, other commercial operations. 2) Ensure adequate buffer vegetation and security fencing is provided for noise, light, and wandering resort guests for the residential properties adjacent to the resort.

**Safety:**

The application contemplates allowing the rental of watercraft but is not specific on what type and how many. What type of watercraft are rented -- rafts, paddle boards and kayaks or are they contemplating motorized boats and jet skis. How many watercraft will be available for rental? Will the Marina be dredged to accommodate larger boats? Additional kayakers and paddleboards on the bay are not a concern. But dozens of rented, motorized craft for RV'ers and daily users could present a safety hazard for myriad lakeshore residents who recreate in the bay. For jet skis and boats, who will ensure renters have proper licenses and ability to safely operate these vehicles and adhere to maritime rules? Most importantly, is renting watercraft essential to the profit of the park, or just a way to make additional revenue?

**Proposed Action:** I respectfully request that the Commission 1) receive more detailed information on these matters before granting permission for watercraft rentals. 2) that the Commission seriously consider not allowing motorized watercraft to be included in rentals and that daily rentals of kayaks and paddle boards be limited. 3) That the commission not allow for any dredging of the old marina. The resulting disturbance of the sediment would potentially have a significant and negative impact on the water quality, beachfront, and aquatic environment and adjacent homeowner properties. I do not believe the marina is an integral part of the success of the planned development.

In sum, our County's master plan and ordinances are intended to assure that future land uses do not negatively impact surrounding residential areas and are compatible with the specific natural features of the landscape. It appears the Timber Shores plan as presented does not meet with this vision

Thank you for your consideration of my comments.

Respectfully submitted,

Susan Sentell

7580 N. Cove Trail



**From:** Alison Heins <aheins17@gmail.com>  
**Sent:** Thursday, August 27, 2020 2:42 PM  
**To:** Zone Admin  
**Subject:** Timber Shores Development

Dear Mr. Patmore:

I am writing to express my concerns about the proposed Timber Shores RV Campground south of Northport. The first thing that comes to mind is the RV traffic that would likely clog M-22 up and down both sides of the Leelanau Peninsula. While I do not live in Leelanau Township, the impacts of this project will be regional, and certainly the traffic has implications for Elmwood Township residents.

I do not think the proposed project in any way complies with the goals of the township Master Plan, which include: --“new development is of a character and scale that is consistent with surrounding land uses...”, and—“to preserve and enhance water quality and the natural environment of the waterfront”.

The proposed site 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. I am very concerned that the site plans call for wetland fill, removal of protective vegetation around the stream and bay, artificial beach sanding, and pavement and hardened structures near the shoreline such as marina facilities and a boat launch. Serious adverse impacts 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.

This project seems entirely out of character with the overall type of recreation that is popular in our “Up North” region—activities that embrace the natural beauty and resources of our area. In fact, the proposed artificial beach and hardscapes strike me as highly detrimental. I urge you at the very least, to demand that the parking lots, roads, RV sites, etc. be moved inland, with clear strategies for runoff management, including permeable surfaces. Please also consider the implications for traffic, needs for emergency services, and whether this is a viable project at all. It seems to me that the seasonal, low wage jobs offered by the Timber Shores project will bring little if any benefit to Northport and other nearby communities.

Sincerely,

Alison Heins  
12022 S. Elk Run  
Traverse City, MI 49684  
231-252-4415

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**From:** Molly Donahue <mollaylay@gmail.com>  
**Sent:** Wednesday, August 26, 2020 2:32 PM  
**To:** sjkalchik@gmail.com; Monica Diaz; Zone Admin  
**Subject:** Timber Shores

Hello...

I am again writing to express my DEEP concerns for the proposed Timber Shores development. The scale of this plan alone dropped my jaw. Why in the world would we allow something of this magnitude? We need to start fiercely protecting our shorelines and ESPECIALLY our wetlands. This development would literally destroy natural attributes that our waterways DEPEND upon to function properly. Wetlands serve as filters for our bay waters, yet we continue to fill them. Filling them displaces water and does not allow for proper drainage and filtration, which leads to flooding and water pollution.

WE ARE STEWARDS OF THESE LANDS. It is not OURS to ruin. If a campground MUST go in, it should model itself after the Leelanau State Park campground, making use of the natural areas that already exist with limited sites for maximum enjoyment of the land itself. An "amusement park" sets a dangerous precedent for the future of this county and all of Northport.

We should take pride in our tiny community and all of its natural beauty. We are not in need of bigger city plans like this one. The traffic alone for something of this scale is deeply troubling...

Please share my views with the entire planning commision ahead of the meeting tomorrow.

A concerned, lifelong citizen,

Molly Donahue  
49670

## Monica Diaz

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**From:** Alison Heins <aheins17@gmail.com>  
**Sent:** Thursday, August 27, 2020 2:40 PM  
**To:** Monica Diaz  
**Subject:** Timber Shores comment

Dear Clerk Diaz:

I am writing to express my concerns about the proposed Timber Shores RV Campground south of Northport. The first thing that comes to mind is the RV traffic that would likely clog M-22 up and down both sides of the Leelanau Peninsula. While I do not live in Leelanau Township, the impacts of this project will be regional, and certainly the traffic has implications for Elmwood Township residents.

I do not think the proposed project in any way complies with the goals of the township Master Plan, which include:

--“new development is of a character and scale that is consistent with surrounding land uses...”, and—“to preserve and enhance water quality and the natural environment of the waterfront”.

The proposed site 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. I am very concerned that the site plans call for wetland fill, removal of protective vegetation around the stream and bay, artificial beach sanding, and pavement and hardened structures near the shoreline such as marina facilities and a boat launch. Serious adverse impacts 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.

This project seems entirely out of character with the overall type of recreation that is popular in our “Up North” region—activities that embrace the natural beauty and resources of our area. In fact, the proposed artificial beach and hardscapes strike me as highly detrimental. I urge you at the very least, to demand that the parking lots, roads, RV sites, etc. be moved inland, with clear strategies for runoff management, including permeable surfaces. Please also consider the implications for traffic, needs for emergency services, and whether this is a viable project at all. It seems to me that the seasonal, low wage jobs offered by the Timber Shores project will bring little if any benefit to Northport and other nearby communities.

Please distribute my comments to the entire Planning Commission prior to tonight’s meeting.

Sincerely,

Alison Heins  
12022 S. Elk Run  
Traverse City, MI 49684  
231-252-4415

## Monica Diaz

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**From:** Bonnie S <mamabon61@yahoo.com>  
**Sent:** Wednesday, August 26, 2020 8:31 PM  
**To:** Zone Admin  
**Cc:** Lt Super  
**Subject:** Timber Shores project

Township Board and community members,

I would like to voice a positive opinion on the proposed development of the Timber Shores property for a recreation area for public use. This is a revival of a very successful model which our town of Northport benefitted from in the 70's. What I remember as a young person working in the village during its heyday was a great boon for business and an influx of visitors during the season when our businesses need it and can plan for the revenue to come. Timber Shores also provided jobs for young people. At a time when the shorelines are being bought up and built up this provides access for people of more moderate income to enjoy our beautiful area in a designated place, which will be maintained and enjoyed by many. During the summers we always looked forward to the influx of new faces and visitors to our town. I think this was always a natural fit for Northport and I feel like it is a good plan for use of this property.

Best Regards

Bonnie Shiner  
resident of Northport

## Monica Diaz

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**From:** carol smith <carolleesmith@icloud.com>  
**Sent:** Wednesday, August 26, 2020 2:36 PM  
**To:** sjkalchik@gmail.com; Monica Diaz; itzone@leelanautwp.org  
**Subject:** Timber Shores Development Application

Dear Members of the Leelanau Township Planning Commission,

My name is Carol Smith and I am writing on the behalf of myself and my mother, Betty Betker, who has been a long time Leelanau Township resident (7616 N Cove Trail). I have Power of Attorney for my mother's affairs. I am a full time resident of Leelanau County.

I am hopeful that the planning commission gives serious consideration to the township's Master Plan in reviewing the proposal for the Timber Shores RV Park. I understand that a development would be helpful to the local economy and am not opposed to it. I am advocating for changes in the plan to protect our beautiful land and water. I urge the commission to ensure that all township standards in the Leelanau Township Master Plan for protecting the environment are met.

The Leelanau Township standards are much higher than those of the Department of Great Lakes and Energy for issuing a wetland permit. I specifically would encourage changes to the existing plan that do not fill any wetlands, as only natural wetlands do the needed job of filtering the water that flows into the bay. Campsites, amenities and roads should be moved to the western portion of the site.

There should be no vegetation removed from the southern tributary of Ennis Creek, nor should this high quality cold water fishery be disturbed by having impervious surfaces installed nearby.

The 2000 feet of Lake Michigan shoreline must be protected. The proposed plan calls for significant removal of vegetation and the installation of a large sandy beach. Natural vegetation protects the shoreline and offers fish and wildlife a natural habitat that encourages their survival.

I believe that this development can exist while preserving the character and pristine nature of the Township. RV campers don't need to have their campground look like downstate or an amusement park. They will come specifically to enjoy the natural beauty of our land and water and will be the type of campers to protect.

Please make a copy of this correspondence for each member of the Planning Commission.  
Thank you for your consideration.

Carol Smith  
Sent from my iPad



August 24, 2020

Mr Douglas Scripps, Township Supervisor

Mr Stephen Patmore, Zoning Administrator

Members of the Leelanau Township Board

Members of the Leelanau Township Planning Commission

Ladies and Gentleman:

I write to you to express my support for the application for the redevelopment of the Timber Shores Resort presently before you for approval. The return of the use of the property in the requested manor will reestablish our community to the forefront of areas in America offering premier, safe and secure camping facilities for families and visitors to enjoy the beauty that makes our area so special while at the same time protecting the special nature of this property..

My own relationship with the property goes back to the original Timber Shoes, when I can recall friends and their families from all over the Midwest visiting and enjoying our area. We would frequently join with them at their campfires reuniting with them from past times and enjoying their thrill of bringing there families to enjoy the special beauty of Norther Michigan. The current proposal will recreate that atmosphere and return a sense of vibrancy to our area that his been missing since the closing of the park.



The economic impact of this development should not be ignored. I anticipate that it will be similar to that which occurred during the operation of the original park. Good family entertainment was consistent with good seasonal economic activity for the entire region, and I believe that it will return with the redevelopment of the Park as proposed.

The Development Plans express sensitivity for the property and the region, satisfying current and important environmental considerations that simply did not exist in when the park was originally built. These rules are complex and do go beyond the layman's prevue, but I believe that the plans that I was able to see "online" reflect that the developers have met and most likely gone beyond the required standards for the contemplated improvements being made to the property reflecting the Developers' commitment to the environment. If lacking in any way I believe that the township's review will point out modifications that need to be made to meet or exceed appropriate standards.

Finally, I do know of the developer's background and standards. While they have been confronted with challenges as most in this industry have, they have a reputation for ultimately getting things done. I have every reason that will be the case here as well.

Your approval at this particularly challenging time I believe will be a statement of your desire to address the use of this property in a manner most consistent with the nature of our community. It is not a group of big buildings that most likely would not be in keeping with the our desires, but utilizes the property its most natural way, consistent with what I believe is the goal of the vast majority of those who chose to call our community home

I know the scope of this development takes an unusually large amount of your time for consideration, and I thank you for your time spent on it.

I would appreciate it if you would please distribute this letter to the members of the Township Board and Planning Commission.

Very Truly Yours.

Michael Jacobson

11572 North Snyder Road

Northport, Michigan

August 26, 2020



To Whom This May Concern:

My husband and I own property on North Cove Trail. We have grave concerns about the proposed Timber Shores RV Park which would be located just north of us on Grand Traverse Bay. When such a project is proposed we expect the Planning Commission to perform due diligence with regard to the requirements of the Leelanau Township Zoning Ordinance and to be stewards of the natural resources of our beautiful area.

The following are a few of the reasons we are opposed to this project which is proposing 341 RV sites and the filling of 1.26 acres of wetland:

1. Environmental Impact. This project does not state how it will preserve open space in its natural state and protect this space. It proposes filling wetland areas. It does not adequately address stormwater runoff, refuse, and sewage concerns. This amount of activity will have a direct impact on the wetlands and ultimately the Bay.
2. Character. Although we associate camping with northern Michigan, the scope and features of this project are not compatible with the rural nature of the Township.
3. Cost. This project will result in increased costs such as emergency services generated by such a large influx of tourists at one property and septic concerns.
4. Community. A large number of personal watercraft and boats launching from one site will create increased traffic and danger to that area of the Bay, not to mention noise violations.

As taxpayers and fellow stewards of the Bay, we ask that you please consider the negative and lasting impact of one decision on an entire community and its precious commodity, Lake Michigan.

Sincerely,

Diane and Steve Lown

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**From:** Bonnie S <mamabon61@yahoo.com>  
**Sent:** Wednesday, August 26, 2020 8:31 PM  
**To:** Zone Admin  
**Cc:** Lt Super  
**Subject:** Timber Shores project

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Best Regards

Bonnie Shiner  
resident of Northport

4 0 0 0 5  
**From:** carol smith <carolleesmith@icloud.com>  
**Sent:** Wednesday, August 26, 2020 2:43 PM  
**To:** Zone Admin  
**Subject:** Timber Shores Development Application

Sent from my iPad

Begin forwarded message:

**From:** carol smith <[carolleesmith@icloud.com](mailto:carolleesmith@icloud.com)>  
**Date:** August 26, 2020 at 2:36:00 PM EDT  
**To:** [sjkalchik@gmail.com](mailto:sjkalchik@gmail.com), [ltclerk@leelanautwp.org](mailto:ltclerk@leelanautwp.org), [itzone@leelanautwp.org](mailto:itzone@leelanautwp.org)  
**Subject:** **Timber Shores Development Application**

Dear Members of the Leelanau Township Planning Commission,

My name is Carol Smith and I am writing on the behalf of myself and my mother, Betty Betker, who has been a long time Leelanau Township resident (7616 N Cove Trail). I have Power of Attorney for my mother's affairs. I am a full time resident of Leelanau County.

I am hopeful that the planning commission gives serious consideration to the township's Master Plan in reviewing the proposal for the Timber Shores RV Park. I understand that a development would be helpful to the local economy and am not opposed to it. I am advocating for changes in the plan to protect our beautiful land and water. I urge the commission to ensure that all township standards in the Leelanau Township Master Plan for protecting the environment are met.

The Leelanau Township standards are much higher than those of the Department of Great Lakes and Energy for issuing a wetland permit. I specifically would encourage changes to the existing plan that do not fill any wetlands, as only natural wetlands do the needed job of filtering the water that flows into the bay. Campsites, amenities and roads should be moved to the western portion of the site.

There should be no vegetation removed from the southern tributary of Ennis Creek, nor should this high quality cold water fishery be disturbed by having impervious surfaces installed nearby.

The 2000 feet of Lake Michigan shoreline must be protected. The proposed plan calls for significant removal of vegetation and the installation of a large sandy beach. Natural vegetation protects the shoreline and offers fish and wildlife a natural habitat that encourages their survival.

I believe that this development can exist while preserving the character and pristine nature of the Township. RV campers don't need to have their campground look like downstate or an amusement park. They will come specifically to enjoy the natural beauty of our land and water and will be the type of campers to protect.

Please make a copy of this correspondence for each member of the Planning Commission.  
Thank you for your consideration.

Carol Smith  
Sent from my iPad



**BAYSHORE OIL & PROPANE**

P.O. BOX 284

OMENA, MI 49674

231-386-7208 FAX NUMBER

231-386-7181 PHONE NUMBER

bayshoreoilandpropane@gmail.com

FAX COVER SHEET

DATE: 8-19-2020

TO: Monica Diaz - Leelanau Township Clerk  
clerk@leelanautwp.org

FAX NUMBER: \_\_\_\_\_

SUBJECT: Re: Timber Shores Proposal

Hi Monica, please make copies and distribute to  
Doug Scripps, Steve Patmore, Leelanau Township Board,  
Leelanau Township Planning Commission, Denise Dunn

FROM: Sheila Wick



August 18, 2020

TO: Doug Scripps- Leelanau Township Supervisor

Steve Patmore-Inspections Department

Monica Diaz-Leelanau Township Clerk

Leelanau Township Board members

Leelanau Township Planning Commission

Re: Proposed Timber Shores Development

This letter is in regards to the proposed public water park/campground development for the old Timber Shores property.

I understand that some people have expressed concerns that there will be traffic problems on M-22. My whole family worked there at some point from 1971 until it closed. I worked there in the summer from 1973 through 1977. Three of my sisters worked in the front office taking reservations, checking people in and out. Saturday was the day that people arrived and left. The campers had to be out by 11:00 am and check in time was 2:00 pm. There were rarely any traffic issues.

There wasn't a problem with noise other than the sounds of kids playing in the water or swimming in the outdoor pool during the day. The indoor pool was completely enclosed so no noise was coming from that pool. On Saturday nights, they had teen dances with live bands. My husband's band played there for years. The dance started at 9:00 pm and ended at 11:00 pm. The local kids were welcome to come to the dances and my sisters and I always went. The dances were inside a building so the noise was kept down. The kids were not allowed to "hang out" outside the building. They had security making sure the rules were followed.

There were 700 camp sites at that time and they were booked most of the summer. This new development won't have as many sites therefore reducing the number of people and noise.

Timber Shores brought a number of people to Northport and the surrounding area. These people ate in the local restaurants, shopped in the gift stores and bought groceries in the two grocery stores we had. They also bought gas and diesel at the two gas stations in Northport.

This campground had a great impact on the economics of the area. Not only did the campers shop in Northport, some of them bought property and settled here, paying property taxes. The campground also provided jobs for adults and older children. A number of the staff was local high schoolers or college kids home for the summer. It provided jobs for Kal Excavating and Kalchik Disposal. It provided jobs for many adults from the area. They needed people who could build and maintain the buildings and amenities. They needed people to be department managers for the maintenance of the grounds, sewer

system, electrical systems, etc. The infrastructure was immense. People from Northport and the surrounding area were happy to have the employment.

When Timber Shores and Leelanau Memorial Hospital closed, it had a devastating impact on this little village. It went from being able to support two grocery stores, two gas stations, three or four restaurants and bars, numerous gift shops, etc. Northport was thriving at that time. Suttons Bay was the village that was suffering financially. Now, it's the opposite. Northport would benefit tremendously from this camp ground development.

Northport needs this development. Northport is a destination, not somewhere you might be passing through. It needs something to bring people back to the village. It's a delightful, quirky place that gets missed because of its location. Please do not pass up this opportunity to bring something back that was successful and impactful in a positive way for this beautiful village.

Thank you for taking time to read this. I appreciate it.

Sincerely,

*Sheila Kelly Wick*

Sheila Kelly Wick  
2940 N. West Bayshore Drive  
Suttons Bay, MI 49682  
231-271-6820

**BAYSHORE OIL & PROPANE**

P.O. BOX 284

OMENA, MI 49674

231-386-7208 FAX NUMBER

231-386-7181 PHONE NUMBER

bayshoreoilandpropane@gmail.com

FAX COVER SHEET

DATE: 8-19-2020

TO: Monica Diaz - Leelanau Township Clerk  
clerk@leelanautwp.org

FAX NUMBER: \_\_\_\_\_

SUBJECT: Re: Timber Shores Proposal

Hi Monica, please make copies and distribute to  
Doug Scripps, Steve Patmore, Leelanau Township Board,  
Leelanau Township Planning Commission, Denise Dunn

FROM: Sheila Wick

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