



## Village of Northport

116 W. Nagonaba Street, P.O. Box 336, Northport, MI ph. (231)386-5182, fax 386-5184

### FINDING of FACTS

### SITE PLAN REVIEW OLEANS

**800 NORTH MILL STREET  
NORTHPORT, MICHIGAN 49621**

**August 11, 2020**

The following is based of the Village of Northport Zoning Ordinance 2006.

#### 18.02 USES REOURINGNG SITE PLAN APPROVAL.

2. All commercial or industrial uses greater than 500 square feet. *The proposed building is 1,250 square feet.*

#### 18.03 SITE PLAN REQUIREMENTS .

1. The date, north arrow and scale are provided. Since the parcel is over 3 acres, the scale maybe at least 1"= 100'.

2. *See Sheet 9 for property lines and dimensions. See Sheet 6 for building set back dimensions.*

3. The Village will waive requirements of existing structures on adjacent property within 100 *as most adjacent structures are outside the 100-foot dimension requirement.*

4. Provide location and dimensions of all proposed driveway, parking, sidewalks, unloading arears and type of surfaces planned. *Dimensions of proposed driveway, parking, sidewalks, unloading areas are provided on Sheet 8. Final finished surfaces are called out on Sheet 10. Dimensions and final surfaces meet the standards of the Village.*

5. Location of and pavement widths and right-of-way width of all abutting streets. *The proposed driveway will require a MDOT/Leelanau County Permit. Final permit will be reviewed by the Village Street Administrator before a Special Use Permit is issued.*

6. The name, telephone, email, and firm address of the individual responsible for the preparation of the site plan (should appear on all drawings). *The petitioner has met this requirement.*

7. Applicants name, address and phone number provided. *Applicant has provided this information to the Village via the site plan review application.*

8. Provide location sketch to scale. *Location sketch has been provide using the current Village Zoning Map.*

9. Adjacent property zoning designations. *Adjacent property designations may be view on the 2006 Village Zoning Maps and requirement is waived by the Village for inclusion on the site drawings.*

10. Provide location of all landscaping and the location, height and types of fences and walls to be used. *See Sheet 10 for landscaping information including fence location and type.*

11. Proved size and location of existing and proposed utilities, including proposed connections to public sewer and/or water system. *Sewer and water utilities require a separate Village Permit, reviewed and issued by the DPW Superintend and will be provided before a Land Use Permit is issued.*

12. *See answer to sub-article d following, refencing exterior elevation colors and finish materials.*

a. Not applicable (referenced to dwelling units)

b. Not applicable

c. Not applicable

d. Elevations have been provided. *Color elevations and siding materials have been provided by the applicant, see Sheets 1, 3, and 4.*

13. Provide the location and size of all surface water drainage facilities (Storm Water Retention). *Applicant understands that this requirement will need to be met before a Land Use Permit may be issued. Given the size of the parcel and minimum size of the structure, this requirement could be met with a depression east of the parking area for any building water run-off. The driveway and parking areas are to be gravel.*

14. Village will waive contour (topographical requirements). *The site is relatively flat and has slight slope to the east and the wet land area. The scale of the structure is very small and will not require major earth recontouring.*

In my opinion, the applicant has met the requirements of the Village Site Plan review as required by the 2006 Village Zoning Ordinance.

**NOTES for COMMISSIONERS:**

The applicant is making a request for a marihuana dispensary in a Village Development (D-1) District. The business is to be conducted wholly within a secure facility. It is **NOT** a grow nor transportation facility.

The building location meets the isolation requirements as outlined in Article 15 of the revisions to the Village Zoning Ordinance 2006 in which the planning commission has been reviewing, but not approved as of this date. The Village isolation requirements are based on the State of Michigan standards.

Per Village Ordinances 124 and 125, a Special Use Permit is required by the Village to locate a marihuana establishment within the Village.

A Special Use is an allowed use with conditions the Planning Commission might want to impose on the applicant and their submittal.

**ARTICLE 17 SPECIAL USES, 17.01 SCOPE**, “These uses have unique characteristics and, therefore, require a special consideration in relation to the welfare of adjacent properties and the community as a whole”.

**17.02 PERMIT PROCEDURES.**

1. Submission of Application. *This has been done.*
2. Site Plan. *A complete site plan has been submitted and reviewed above in this correspondence.*
3. Review and Hearing. *A hearing has been set for Thursday, August 20, 2020 at 2 pm for the commissioners to review and discuss in a public form.*

“Upon conclusion of the public hearing and not more than thirty (30) days thereafter, the Planning Commission shall take final action on the application. Only upon approval by the Planning Commission, with or without modification, may a Special Use Permit be issued by the Zoning Administrator”.

I must stress to all the Commissioners **NOT** to discuss this Special Use request outside of the public hearing! You may **NOT** email one another concerning this request! Either would be a violation of the Open Meetings Act. If you are approached by anyone wishing to discuss this request with you, please politely decline, suggest they send written communication to the Planning Commission Secretary (Cindy) or attend the meeting. If not successful, refer them to me.

Should anyone have any questions, feel free to contact me. Any Commissioner and I may discuss the request. I would prefer email correspondence as it will be a written record and have a date.

Sincerely,

A handwritten signature in black ink, appearing to read "Wm. C. Fuller". The signature is written in a cursive style with a large, prominent initial "W".

William C Fuller, Zoning Administrator  
Village of Northport, Michigan

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