VILLAGE OF NORTHPORT

Leelanau County, Michigan

REGULAR COUNCIL MEETING MINUTES

October 15, 2026 – 7:01 p.m.

DRAFT

1. CALL TO ORDER / ROLL CALL

President McCann called the meeting to order at 7:01 p.m. Present: President McCann and Trustees Ager, Cook, Cavendish, Dean, and Harper. Trustee Ruble participated via Zoom.

Staff Present: Village Manager Jered Ottenwess, Village Clerk Joni Scott, DPW Superintendent Chris Holton, Treasurer Elizabeth Rutila, and Harbormaster Bill Rosemurgy.

2. APPROVAL OF AGENDA

Trustee Ager requested two additions to the agenda under Action Items: consideration of 45th Parallel Marine's proposal for marina breakwall repairs and consideration of Resolution 2024-3 for possible rescission. Council briefly discussed the status of Resolution 2024-3, which had previously been approved, and agreed to include it as an action item for further consideration. The agenda also included Idle Events LLC's request regarding Willowbrook Mill's participation in the Village's social district.

The agenda was approved as amended by consensus.

3. CONSENT AGENDA

Trustee Cavendish noted two minor name-spelling corrections to the previous meeting minutes, which she had already provided to the Clerk.

Trustee Cavendish moved, supported by Trustee Cook, to approve the Consent Agenda. Motion carried.

4. PUBLIC COMMENT

Susan Manson, North Shore Drive, raised concerns about additional Seventh Street housing in light of other proposed housing, sewer capacity, and stormwater infrastructure needs.

Randy Koch commented on housing affordability and the cumulative costs of water, sewer, and other municipal projects, encouraging Council to prioritize essential infrastructure.

Vickie Slot commended the Northport Uncaged event and Village Manager’s agenda materials, and questioned the financial feasibility, density, and proposed additional study costs for Seventh Street housing.

Attorney Tim White indicated that he wished to address the Idle Events LLC item when it was considered.

5. CORRESPONDENCE

President McCann noted correspondence from Vickie Slot, Mrs. Koch regarding stormwater, and attorney Tim White concerning an agenda item.

6. PLANNING COMMISSION LIAISON REPORT

Trustee Cavendish reported that work continued on the Master Plan draft and a public survey. The Planning Commission was also reviewing proposed R-2S amendments, accessory dwelling unit setbacks, possible R-2 setback revisions, and D-1 Multi-Use zoning changes. Related public hearings may be coordinated once the proposals are ready.

7. ACTION ITEMS

A. Influence Design – Seventh Street Attainable Housing RFP

Village Manager Ottenwess presented a proposal from Influence Design and Mission North to assist with developing an RFP for attainable housing at Seventh Street, including feasibility analysis, financial projections, and developer outreach. Council discussed whether High Street should be included, potential additional costs, economic conditions, affordability, sewer expenses, and unresolved legal matters. Some members favored maintaining momentum; others favored postponement. Ottenwess advised that the work could be undertaken later without losing the benefit of previous planning. Trustee Ager suggested revisiting the proposal in approximately six months.

Trustee Hugh Cook moved, supported by Trustee Will Harper, to table the Influence Design proposal for the Seventh Street attainable-housing RFP. Motion carried by voice vote. [Confirm the official seconder if necessary.]

B. 45th Parallel Marine – East Marina Breakwall Repairs

Village Manager Ottenwess presented 45th Parallel Marine's $74,986 estimate to repair the east marina breakwall. Voids beneath the concrete had caused uneven and sloped conditions. The work would include removing affected concrete, using suitable material as fill, and resurfacing and leveling approximately the final 130 feet of the breakwall. The project was included in the Capital Improvement Plan with an $80,000 budget. Staff hoped to complete the work in the fall.

President McCann moved, supported by Trustee Hugh Cook, to approve the $74,986 estimate. The motion was amended to authorize expenditures up to, but not to exceed, $80,000. Roll call vote: 6 Yes, 0 No. Motion carried.

C. Resolution 2024-3 – Rescission (Park Drive)

Council considered rescinding Resolution 2024-3 concerning property and right-of-way arrangements near Park Drive. Trustee Will Harper stated that the transaction had not been fully executed and circumstances surrounding the original agreement had changed. He expressed concern regarding approximately 400 square feet near Park Drive, the earlier Mitten lease and Christmas tree arrangements, Village property rights, and potential litigation. Village Manager Ottenwess explained that Park Drive might qualify as both a platted, informally dedicated right-of-way and a highway by user; he had requested written clarification from the Village Attorney. Trustee Ager opposed rescission, expressing concern that the Village should honor its

prior agreement. Trustee Cavendish questioned whether Council should await the attorney's written guidance.
Trustee Will Harper moved, supported by Trustee Hugh Cook, to rescind Resolution 2024-3. Roll Call Vote: Yays (4) Nays (2) Trustees Ager and Cavendish. Motion carried;

Resolution 2024-3 was rescinded.

D. Idle Events LLC – Willowbrook Mill Social District Application
Village Manager Ottenwess explained that Willowbrook Mill's change in ownership required a new resolution from the Village Council for the Michigan Liquor Control Commission. Tim White, attorney for Idle Events LLC, explained that the property had previously been approved for social-district participation and that the applicant sought to maintain that approval under the new ownership.
Trustee Will Harper moved, supported by Trustee Edwin Dean, to approve the resolution and application submitted by Idle Events LLC for Willowbrook Mill's inclusion in the Village social district. Roll call vote: 6 Yes, 0 No. Motion carried.

8. DISCUSSION ITEMS

A. Marina Expansion Visioning
Patrick Machin, P.E., discussed the marina feasibility and visioning process, including slip sizes and mix, transient boating, possible restrooms and boathouse facilities, waterfront amenities, environmental considerations, and stakeholder feedback. Council members were encouraged to provide additional written comments and priorities for the planning process. No formal action was taken.

B. Mill Pond Dam Millage
Dan DeVaun of GEI Consultants attended the meeting to answer Council questions regarding the Mill Pond Dam and the proposed 1.24-mill ballot question. DeVaun explained that the significant costs associated with dam replacement are primarily related to construction, including concrete, steel, embankment improvements, and increased spillway capacity to accommodate high water flows.

Discussion included the undersized Third Street culvert and its relationship to potential dam removal. DeVaun explained that replacing the culvert would be important to restoring stream connectivity and that outside funding sources would likely consider this when evaluating funding assistance. Removing the dam without addressing the culvert could limit potential funding opportunities.

Council also discussed environmental impacts of dam removal, including fish passage, sediment movement, and potential dredging needs near the marina. Village Manager Ottenwess explained that current EGLE permit procedures require the Mill Pond to be refilled following repairs and that changes to those requirements would need to be pursued if the Village wished to maintain a free-flowing creek.

The proposed millage of 1.24 mills, equivalent to $124 annually per $100,000 of taxable value, was also discussed.

C. Eagle Lake Michigan Circuit EV Fast-Charger Grant
Village Manager Ottenwess reported that EGLE had remaining grant funding available for EV fast-charging stations on a first-come, first-served basis. Although a Council resolution was not required to apply, he requested Council's general support before proceeding.

Trustee Cavendish expressed support for applying promptly, while Trustee Dean questioned whether the proposed 125 kW chargers would meet future needs and suggested exploring higher-capacity options of 250–300 kW. Ottenwess noted that higher-capacity chargers would increase project costs.

Council agreed to table the discussion until the November Work Session for further consideration. No formal action was taken to authorize the grant application.

9. PUBLIC COMMENT

Patty Koch- commented on Leelanau Township housing proposals, including the HomeStretch project.

Susan Manson- suggested that residents be able to submit questions ahead of meetings for possible public responses.

Vickie Slot- thanked Council for reconsidering the timing and financial feasibility of the Seventh Street proposal.

10. COUNCIL COMMENTS

Council members discussed how residents may contact trustees or the Village Manager with questions and request that issues be considered on a future agenda.

Trustee Harper commented on his write-in candidacy.

President McCann wished candidates well in the upcoming election and thanked Trustee Harper for his service.

11. ADJOURNMENT

Trustee Harper Moved, Supported by President McCann to adjourn the meeting.

The meeting adjourned at approximately 8:35 p.m.

Respectfully Submitted,

Joni L. Scott
Village Clerk