Date Report Created: Revised 4/19/23
PC Draft

Proposed Use Title:
Proposed Use 1: Preserve Land in its Current State

General Overview:
In this option the Village retains ownership of the entire parcel. The general idea is for the property to be left in it's current natural state, though it may include some clean-up and tree planting. Also for consideration is the option for adding walking trails.

Estimated Cost:
Unknown - could include remediation of former DPW site.

Can the Proposed Use be completed in Phases: Yes, any upgrades mentioned under possible variations (*page 6*) could be completed in phases.

Possible Funding Sources: Grant opportunities, e.g. Tribal or Leelanau Twp. Foundation. Brownfield funding could be reviewed, but preliminary discussions seem to imply that the property would need to generate tax revenue in the future, which this plan would not do.

Master Plan Alignment - *Explain how proposed use aligns to each Master Plan Goal:*

Master Plan Goal	Proposed Use's Alignment with Goal
Protect the area's natural beauty, open space, environmentally sensitive features, attractive man-made environment and historic features by guiding the pattern of growth.	Aligns with this goal by protecting the area's natural beauty and open space. This goal would be enhanced if the contamination on the 7th street portion were cleaned up and trees planted to make it look more like the wooded areas.
	See Footnote 1, 2, 3, 4, & 5 on page 7 & Footnote 6 on page 8.
Encourage economic development that provides diverse and continuing employment opportunities for Northport residents	Does not align well with this goal other than short term employment to clean up contamination and (*potentially*) to build walking paths, or a playground, or a community garden.
Encourage the provision of adequate and affordable public utilities and services	No alignment with this Master Plan goal. By keeping the property natural the community will not add additional users to the sewer and water utilities (*which typically lowers the cost*).
Encourage affordable housing and diversity in housing types and lifestyle	No alignment with this Master Plan Goal.
Encourage Energy Conservation	Aligns with this Master Plan Goal. Lack of development conserves energy. Encourages natural space.
Conserve Natural Resources	Maintaining this property's natural state provides good alignment with this Master Plan goal.
	See Footnote 7 & 8 on page 8.

Recreation Plan Alignment - *Explain how proposed use aligns to each Recreation Plan Goal & Action*:

Recreation Plan Goal	Proposed Use's Alignment with Goal
Provide facilities to meet the needs and abilities of all park users - incorporate universal access at all parks	Alignment with this goal can be only be achieved if the community provides paved paths throughout this property so wheelchairs can navigate, which is not intended with this use. (*discussed in "Possible Variations" on page 6*)
	See Footnote 9 on page 8.
Explore funding opportunities and partnerships that support and enhance recreational opportunities in the village	This use aligns. This use would expand the recreational opportunities, or at least preserve what is already existing. Possible partnership with volunteer group to build and maintain foot paths. Grants could potentially be obtained if community members are willing to put work into seeking and applying. Might the school be able to use this property for educational purposes, securing any associated costs.
Explore opportunities to acquire acreage for additional recreation areas	Keeping this property undeveloped achieves alignment with this Master Plan goal. Better if the 7th street portion is cleaned of contamination and replanted with trees.
Preserve and maintain the scenic and natural open areas within the village	Keeping this property undeveloped achieves alignment with this Master Plan goal.
	See Footnote 10, 11 & 12 on page 8.

How does the proposed use align with current Village Residential Zoning Ordinances (R2):
Green space enhances enjoyment for residents and is in alignment with our Zoning Ordinance as a use by right. *See Footnote 13 on page 9.*

How consistent is the Proposed Use with the surrounding properties:
It is consistent as it would remain as is (*as explained in the Master Plan Goals - QuasiPublic Land*), however, leaving as is with beautification would be an improvement and even more in keeping with the residential setting, and its proximity to the bay. It also appears that most of the residents in surrounding properties are advocating to maintain the property in it's natural state. *See Footnote 14 & 15 on page 9.*

Any applicable Federal or State Regulations:

- ❍ *Exceeds regulations*
- ☑ *Meets regulations*
- ☑ *Does not meet regulations*

Explain applicable regulations and how the proposed use complies:
The wooded portion of this property meets Federal and State regulations. However, the 7th street portion may need to have the contamination cleaned up in order to meet Federal and State regulations.

Describe the Environmental Impact:
This use would have minimal to no Environmental Impact by preventing development near wetland areas that are sensitive to damage from development. Preserves the natural hydrology. Cleaning up contamination or re-naturalizing the 7th street portion would result in a positive impact.

Highlights of the data generated for this site are found in Footnote 16, 17, 18, on page 10 & page 11 and 19, & 20 on page 12, but the full reports may be reviewed for clarity and detail.

Does the project remedy an Existing Deficiency, explain:
This proposed use does not remedy an existing deficiency (greenspace), however it preserves green space within the village, ensuring there is acreage of wetland protected from development in our wetland zones. Clean up or remediation would alleviate an 'aesthetic deficiency" along 7th Street.

Benefits/impacts Percentage of Residents:

- ❍ *Leelanau Township and Village residents*
- ❍ *All Village Residents*
- ❍ *Most Village Residents*
- ⊘ *Some Village Residents*
- ❍ *Minimal Village Residents*

Explain:

This proposed use most benefits residents living in close proximity to the property, as well as those who use North Shore Drive as a popular walking corridor. An argument can be made that preserving wetlands and maintaining green space positively impacts all residents.

Potential Traffic Impacts of Proposed Use:

- ❍ *Significant*
- ❍ *Moderate*
- ❍ *Minimal*
- ⊘ *None*

Explain:

Traffic would remain unaffected.

Potential Monetary Impacts on Village *(identify how proposed use aligns with each column and include explanation and/or details in the appropriate cell)*:

Short Term Revenue	Long Term Revenue	Short Term Expenses	Long Term Expenses
Significant N/A	*Significant* N/A	*Significant* There is an "opportunity cost" resulting from lost revenue (*$100k-135k per lot - see Picard Appraisals 1/30/23*), by not selling this property.	*Significant* N/A
Some N/A	*Some* N/A	*Some* Cleanup/or further investigation could incur costs with no financial return. More testing is needed to determine the extent of the contamination.	*Some* There is an "opportunity cost" resulting from lost revenue (*property taxes, utility revenues*), by not selling this property.
No Impact This proposed use will not generate short term revenue for the village.	*No Impact* This proposed use will not generate long term revenue for the village.	*No Impact* N/A	*No Impact* This proposed use would not generate long term expenses for the village.

Unanswered Questions about this Proposed Use:

- Cost to clean up the contamination. Additional extent of and any migration of the contaminates located in the 2020 studies.
- Questions regarding the property lines still remain - the county still does not reflect the DPW lift station split or the adjustment of the Northern property lines.
- Cost to build improvements for the wooded areas such as walking paths, signage, etc.
- Would boat trailer parking still be allowed?
- Cost of planting trees or cleaning up the former DPW building site.

Public Comment Summary in Support of this Proposed Use *(see full correspondence in Addendum)*:

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
John Todd	11/15/22	Should remain a wetland sanctuary in perpetuity	the area is a wetland, and is concerned about the source and flow of the existing drainage ditch on the north side
Gregory Nobles	11/12/22 & 11/9/21	Should remain a public asset. 1. do nothing or a small part, leave wetlands intact 2.work with non-profit to create modest attainable housing 3. in partnership with the township build a township/village office or new library on south portion	
Steven and Vickie Slot	10/11/22	Leave the land undeveloped and natural	village shouldn't become developers
Betty Miclay	10/19/22	Leave the land undeveloped and natural	financial benefit from selling to private, ruins the feeling of the community by encouraging outsiders to come in without any ties to the community
Susan Manson	10/6/22	Ask Leelanau Conservancy to protect this land	Ask Kira Davis (great lakes senior project manager) and Tom Nelson (leelanau conservancy) to come and walk the property and make suggestions for preserve the area
Pat and Lori Wilson	11/15/22	Should remain a public park and allow folks a place to enjoy that is near the 7th st road end access	since the land was donated with the stipulation that it remain a park, it should remain a park
Mike Arents and Ruth Butler Arents	10/10/22	keep the area in its natural state and encourage educational learning and uses, and/or use this space for some attainable housing - discounts to those working in the village full-time	do not sell to build 4 large homes, do not allow egress on north shore drive regardless of use.
Joanne Geha Swanson	11/13/22 & 11/9/21	would like it to remain undeveloped	Why was this project started in 2019, how will any development affect surrounding homeowners, what information about other plans have you gathered, why is the original purpose for the property being superseded

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
Suzanne Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	echos joanne geha swanson comments: urges consideration of the long-term environmental repercussions of developing
Christina Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	echos joanne geha swanson comments: emphasized the catastrophic effects that the destruction of valuable wetlands could have on our ecosystems
John & Kim Zevalkink	11/13/22	would like it to remain undeveloped	feel any development will have a negative impact on the wetlands
Mary Betzoldt	10/14/22 & 10/19/22 (voiced public comment)	would like it to remain undeveloped, or if developed only the south portion and to be housing locals can afford	is concerned about the woods being destroyed and what the disruption of the wetlands will do to surrounding properties
Virginia Foley	11/13/22 & 11/10/21	Would like to remain undeveloped, would like it to be used for public hiking, biking, snow shoeing, etc	implores commission to consider keeping the lands use as originally intended, "for recreational purposes"
Ruth Steele Walker	11/15/22	Would like us to consider keeping it a park	what is the property worth (valuation from experts), understand the wetland issues and how other properties will be affected with changes, the costs of utilities, permits and engineering to install a road
Robert Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	echos joanne geha swanson comments: Why was this project started in 2019, how will any development affect surrounding homeowners, what information about other plans have you gathered, why is the original purpose for the property being superseded
Gerry Schatz	11/13/22 & 12/11/21 & 12/15/21	Would like it to remain a natural area, an educational park with the barest minimum required amenities and minimal required maintenance	has issue with financial return being used as an essential criterion, environmental values notwithstanding
Beth Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	hopes we will consider the full and inevitable repercussions of what will happen to our town if these wetlands are built upon

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
Jane and Mark Voight	10/18/22	would like it to remain undeveloped	implores us to consider the impact to future generations and the long term loss of wetlands
Nancy Peterson	11/10/21	opposed to developing - wants it to remain recreational	feels that it should remain as recreational and that it deters anyone from wanting to donate land to the village when it is seen that the village will get the rules changed
Bonnie Shiner	11/10/21	opposed to developing into single-family home lots	would like something that is shared use for the public
Pamela Cain	11/9/21	keep the parcel natural and install picnic tables, a community vegetable garden, grass or gravel parking for 7th st beach, and/or accessible trail	do not want the wetlands filled in or built on
Randy Koch	1/18/23	talk to the conservancy, or that it be fully naturalized, so the make-shift parking lot is removed	concerns with proposal one - "leaving as is." Currently used as a trash pit, a place to store old tires, and storage for boat trailers. He feels if it is left "as is" that leaves it open to misuse over time

Public Comment Summary Against this Proposed Use *(see full correspondence in Addendum)*:
None

Possible Variations on this Proposed Use:

1. Beautification/re-naturalization of the barren portion of "Lot One" - If this variation were to be explored Traffic Impacts would actually decrease.
2. Development of a trail & parking with beautification
3. Passive Park - If this variation were to be explored, the Benefits/Impacts to the community would increase as it would be open to all persons. Traffic could potentially increase, but boat/trailer traffic would be reduced.
4. Revising the zoning for the lot to Conservation, this is in line with the Future Land Use Map and Master Plan (*where it is zoned Quasi-Public*).
5. Revising the zoning and pursuing the necessary steps to have the parcel designated a Public Park, like South Beach or Haserot. This is also consistent with the FLU map. If this were pursued, then by State Law, the parcel would require approval by public vote, for any future council to sell the property (*See Footnote 21 on page 13 - General Law Village Act - Act 3 of 1895 - 67.4*).

Footnotes

1. Village Master Plan 2018 - page 7

Wetlands are areas where water is found, either on or near the surface, at any time during the year. They provide vital ecological services, including sediment retention, filtration and groundwater recharge, flood mitigation, and wildlife habitat, and also support recreational activities such as fishing, hunting, boating, and birdwatching. They function best when maintained in large, continuous acreages.

Despite their many ecological benefits, wetlands face a number of threats related to development and land use; they have historically been dredged, drained, or filled in order to create more or improved development opportunities. Wetlands are also subject to pollution from stormwater runoff from nearby development. While state regulations require that wetlands over a certain size be replaced or restored, they rarely provide the same groundwater recharge functions as naturally occurring wetlands.

Under current regulations, federal and state agencies regulate development in wetlands which are 5 acres or greater, or which exhibit a hydrologic connection to the Great Lakes. In addition, Michigan Law protects wetlands which are located within 500 feet of a water body or which are determined by MDEQ to be essential to the preservation of natural resources.

2. Village Master Plan 2018 - page 41

Environment.
Local residents and visitors prize the beauty of Northport's natural environment. The shorelines, beaches, and rolling hills are highly valued for their aesthetic quality and recreational opportunities. This section discusses the importance of protecting the quality of Northport's natural environment and the retention of open space.

3. Village Master Plan - page 41

General Policies:
A fundamental goal of the Master Plan is to protect Northport's natural beauty and environmental quality and to maintain open space for the enjoyment and benefit of all. This requires consideration of all aspects of natural features, including physical constraints to development, important ecological functions and aesthetic qualities.
Development patterns and practices that preserve or enhance natural features such as wetlands add to community quality as well as protecting environmental quality and life.
The overall approach to environmental protection established by the Master Plan encourages growth and development patterns that are compatible with natural features.

4. Village Master Plan 2018 - page 41

Land use designations that reflect natural constraints realistically indicate development potential and allow public agencies to accurately plan for service provision. <u>While growth is inevitable, the Village must be concerned that it is sustainable in a world depleting natural resources and increasing pollution. Citizens of Northport must be stewards of the Village's share of the planet.</u> The Village, therefore, needs to monitor the following guidelines.

5. Village Master Plan 2018 - page 41

Drainage Systems:
Surface water can be managed most effectively by considering potential problems and solutions for an entire watershed (drainage basin). A watershed frequently extends into two or more jurisdictions, so planning and implementation must include more than just the Village to be most effective.
Natural drainage systems have many important functions, including storing and regulating storm water flow, purifying surface water, recharging ground water, conveying water and supporting important biological activities. Alteration of natural drainage systems results in public costs and can result in environmental degradation including flowing, erosion, sedimentation and damage to water quality and habitats elsewhere in the system.

Various land uses can have significant effects on water quality. Sedimentation from ground disturbed by grading, new development and farming can reduce river or stream channel capacity, fill ponds and smother aquatic life and habitat. Surface water runoff from developed areas can carry pollutants such as oil, heavy metals, garden chemicals and animal wastes into the water system.
The most direct and effective approach to protect water quality is to control the amount and quality of surface water runoff. New development and agricultural activities can be modified to prevent significant runoff and water quality problems.

6. Village Master Plan 2018 - page 41
Streams and Water Quality:
Streams are critical elements of the natural drainage system. They store, purify and convey surface waters and provide wildlife habitat. Many are vital to fish valued by commercial and sports fisheries such as salmon, steelhead, trout and walleye.
Protecting the open space system of stream corridors, water bodies and shorelines will maintain Northport's quality of life while preventing floods, loss of aquatic life, property damage and public expense to repair damage and prevent further problems.
During periods without rain, streams are fed by water stored in wetlands and groundwater. Actions that significantly reduce storage or recharge, therefore, present threats to fish and other wildlife and result in loss of recreation values.
Wetlands also protect water quality by trapping sediments and absorbing pollutants. In many cases, wetlands help recharge groundwater and maintain summer stream flows. They also control runoff and store floodwaters, thereby reducing potential damage downstream.

7. Village Master Plan 2018 - page 9
Natural features provide many more benefits if they are maintained in larger units, such as in a complex, interconnected systems - "green infrastructure" are more successful at maintaining ecological diversity and integrity. Continuous systems of forests, wetlands, and other open areas maintain water quality and reduce the risk of flooding by controlling stormwater runoff, and also provide protection from storm damage and erosion in coastal areas. Green infrastructure systems also provide invaluable wildlife habitat and foster ecological diversity.

8. Village Master Plan 2018 - page 41
Natural Resources
Natural resources in the Village include coastal areas, wetlands, streams, woodlands, farmlands and steep slopes. Because of their economic, cultural and open space benefits, resource lands are an important element of the growth and development pattern envisioned in the plan concept.
Designate the most valuable lands as Conservation/Recreation to discourage development and preserve natural resource areas.

9. Village Master Plan 2018 - page 46
[Community Facilities]
The following general guidelines should apply to all districts in the Village of Northport:
1. Community facilities plans and proposals should support and be consistent with the Master Plan.
2. Community facilities should be designed, located, and constructed to avoid significant adverse environmental impacts and to protect valuable environmental features.

10. Village Master Plan 2018 - page 55
Public and Quasi-public
- *Public and Quasi-public Land is intended to provide recreation, parklands, and open space for public use within the Village. This area will provide for continual use of the marina, boat ramp, beach, Mill Pond, and water front park. Parcels belonging to the Village and school are also included.*
- *These uses provide community-related services. Residential, commercial, and industrial developments are not anticipated for these parcels*

11. Village Master Plan 2018 - page 55

Conservation/Recreation

- *Conservation/Recreation encourages the conservation, management and utilization of the natural resource base and corridors. Some of the lands may be available for recreation use, while others should remain in their natural state relatively undisturbed. The primary use for this category is to remain open space.*
- *Acquisition of such lands by Conservation Groups and the Village is highly encouraged. Recreation uses such as trails and parks are secondary uses. The preservation of these lands is important to ensure that the Village does not loose its natural beauty as it grows. Industrial development is not anticipated for these parcels.*
- *Some lands should remain undeveloped.*

12. Village Master Plan 2018 - page 55

Wetlands

- *Wetlands are important to the Village, Township, and the County and special attention to building placement is needed to protect them. The wetland characteristics and takes precedence over the underlying land use classifications.*
- *These areas are developable as long as the wetlands are defined and protected. Here, wetlands will have to be delineated by those wishing to develop the land. Building placement has to be sensitive to the natural environment. A natural buffer area along the delineated wetland's edge and building envelope should be maintained. This buffer should be of native vegetation.*
- *Impervious areas such as driveways, sidewalks, and rooftops should be directed away from the wetland area. The size and placement of manicured lawns should also be regulated.*
- *Developments that cluster residences within a limited portion of a parcel, leaving the wetland area open and untouched are preferred. To encourage this type of development, the Village may allow density bonuses. The resulting density on a portion of the parcel may exceed that permitted by the base density, however it should be compatible with the overall development of the surrounding area. There should be no minimum lot sizes in clustered developments. The availability of services and the Health Department requirements should govern the minimum lot size.*
- *Areas surrounding the wetlands may be developed if all applicable regulations are followed and the wetlands themselves are protected.*
- *Encourage cluster developments to preserve wetlands.*

13. Village of Northport Zoning Ordinance 2006 - page 52

10.01 INTENT AND PURPOSE.

This district is intended for single-family and two-family residential uses, together with schools, churches, parks, and playgrounds. This district provides the main living area for the Village; therefore it is important that developments provide social interaction components such as sidewalks and parks. Buildings in this district are strongly encouraged to be designed to be compatible with the architectural character of existing buildings with respect to their: garage location, building height, materials of construction, roofline slopes, porches, windows and pedestrian and vehicular access location.

10.02 USES PERMITTED BY RIGHT. The following uses are permitted by right within a R-2 District:

....[2. Public parks, public playgrounds.]....

14. Village of Northport Master Plan 2018 - Pages 51

Village Residential

- *Village Residential comprises the areas near downtown. Small lots having access to public water characterize these properties. Single family-residential dwellings are the primary use, while compatible uses such as neighborhood parks, churches, and schools are also allowed.*

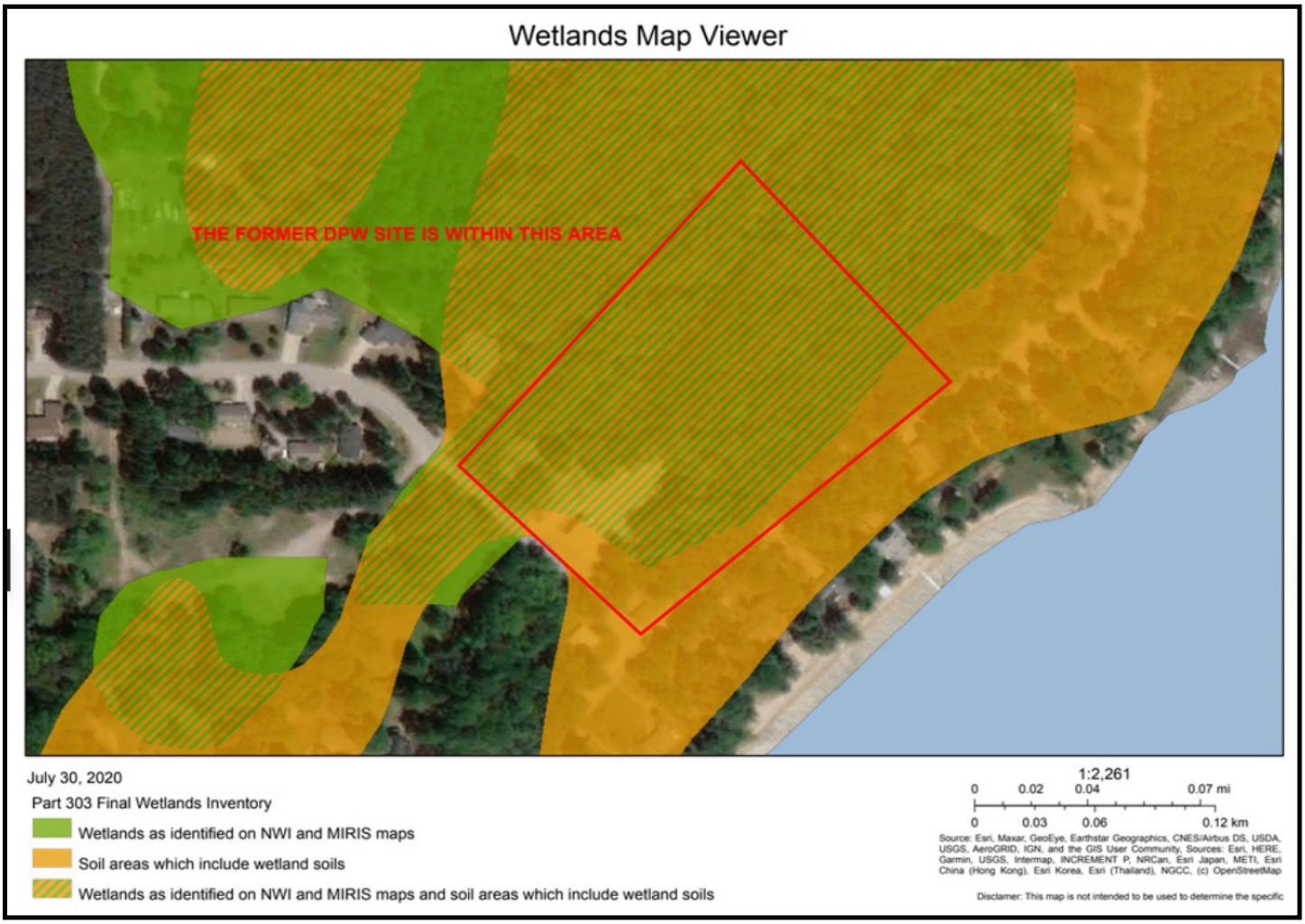
15. Village of Northport Master Plan 2018 - Pages 53

Bayshore Residential

- *The Bayshore Residential area is similar to Village Residential, but the properties have direct access to the Bay. The primary uses for these properties are single-family dwelling units and parks.*

16. Wetland Delineation Report 7/29/20 by Gozling Czubak - Attachment 3

- Wetlands Map Viewer



17. Phase 1 Environmental Site Assessment 7/30/20 by Gozling Czubak - page 3

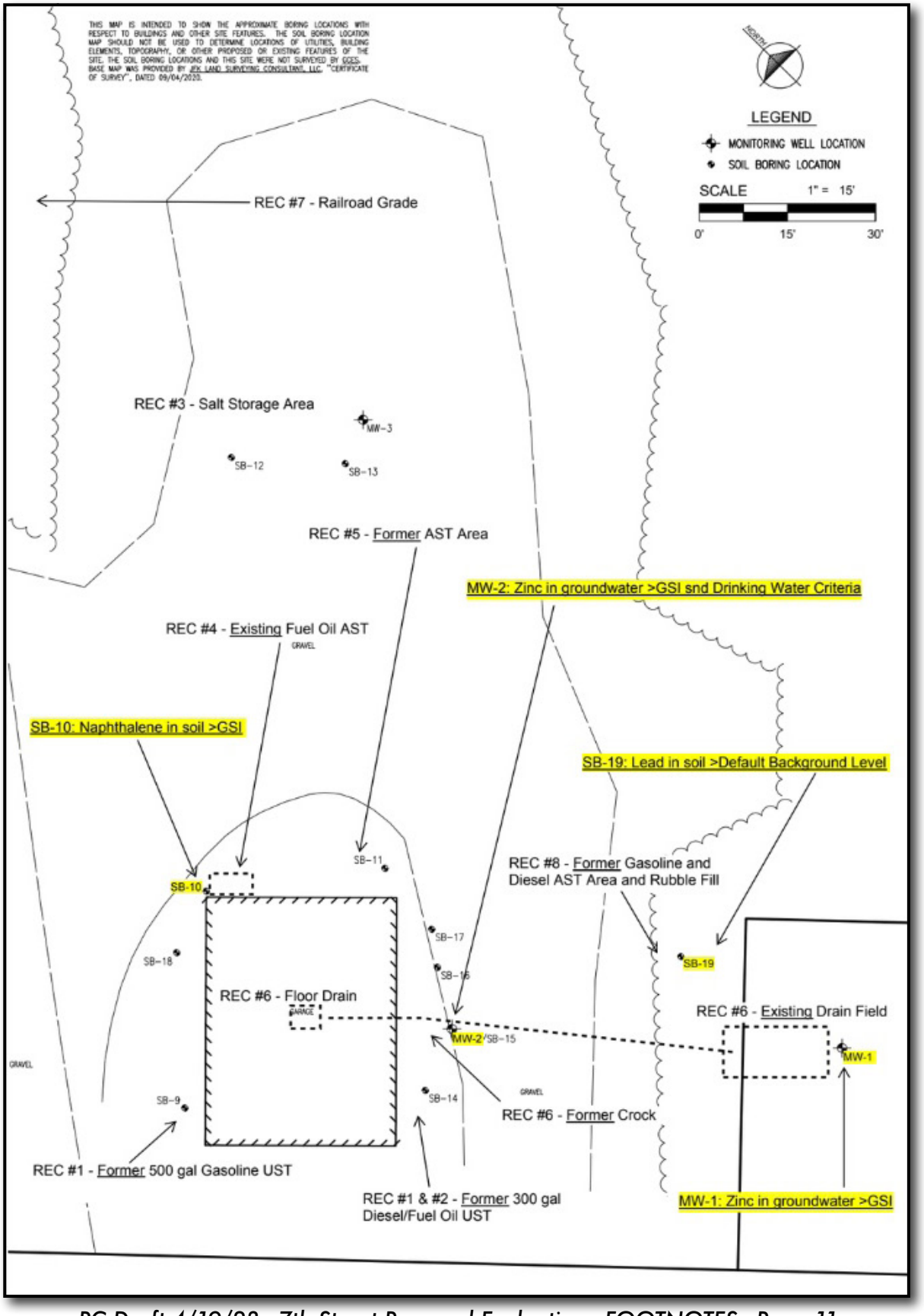
- The Phase 1 ESA *<u>has revealed evidence</u>* of recognized environmental conditions (RECs) associated with the subject property.

18. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - pages 1-3 & Attachment 5 *(REC=Recognized Environmental Conditions, locations mapped on page 11)*

- REC #1: Unknown historical activities including spills constitute a REC that warrants investigation of subsurface conditions. Gasoline and diesel fuel contain hazardous substances including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and lead.
- REC #2: The unknown historical activities associated with the UST, exact location, possible spills, and lack of documentation of UST removal/closure represents a REC and warrants investigation of subsurface conditions.
- REC #3: The historical storage of road salt mixed with sand on the ground surface northeast of the garage, with no containment and uncovered at the subject property represents a REC that warrants investigation of subsurface conditions. Salt contains chloride, which is a listed environmental contaminant.
- REC #4: Possible spills and lack of containment presents a REC that warrants investigation of subsurface conditions.
- REC #5: Possible spills and unknown construction present a REC that warrants investigation of subsurface conditions.
- REC #6: It is unknown what materials entered the drain and crock; however, given the history of vehicle maintenance, it is plausible that solvents, fuels, oil, or other substances containing hazardous compounds could have entered the system. Given the unknown construction of the piping and crock, it is possible

that hazardous materials were released to the environment, presenting a REC that warrants subsurface investigation.

- REC #7: Contaminants including heavy metals and SVOCs from the discharge of coal waste and fuel are not uncommon in old railroad grades, therefore subsurface investigation is warranted.
- REC #8: Tank filling and fueling could have resulted in releases and constitute a REC that warrants subsurface investigation.

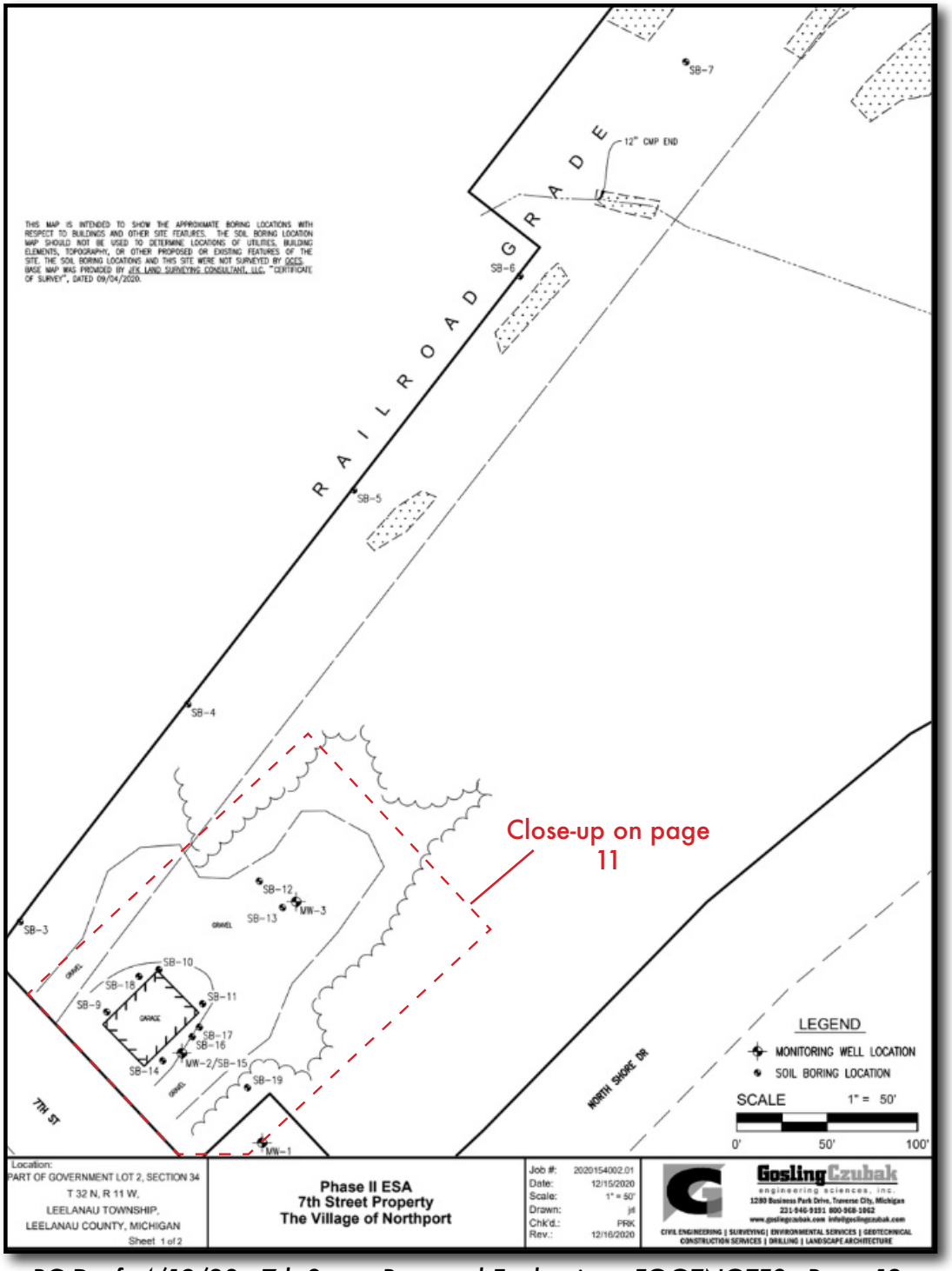


19. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - page 8

- - ....further investigation to demonstrate no potential impact is warranted.
  ...found zinc in groundwater at concentrations exceeding the Residential Drinking Water and GSI Criteria promulgated under Part 201 of NREPA. Additional investigation down gradient is warranted to determine if zinc is migrating off site via groundwater transport.
  Additional investigation is warranted to determine the areal extent and characterization of the fill material and whether it is a source of groundwater contamination.

20. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak - Attachment 5

- Attachment 5 - Part 201 Generic Cleanup Criteria Comparison Table for Soil (Residential) SB=Soil Boring
  - Lead in SB-19(2') exceeds the drinking water and calculated Final Chronic Value (FCV) for GSI. Therefore, the target cleanup criterion is the Background Screening Level.
  - Napthalene exceeded DW and GSI in SB-10(1'), SB-11(4') and SB-15(3.5'). The locations were resampled on 12/17/20. Results were non-detect or below criteria; however, leachate analysis by SPLP showed a GSI exceedance in SB-10(1').



THE GENERAL LAW VILLAGE ACT (EXCERPT)
Act 3 of 1895

67.4 Acquisition, purchase, and erection of public buildings; purchase, appropriation, and ownership of real estate; purposes; sale of buildings, grounds, or parks.

Sec. 4. A village may acquire, purchase, and erect public buildings required for the use of the village, and may purchase, appropriate, and own real estate necessary for public grounds, parks, markets, public buildings, and other purposes necessary or convenient for the public good, and for the exercise of the powers conferred in this act. Such buildings and grounds, or any part thereof, may be sold at a public or private sale, if authorized by an ordinance, or may be leased. A public park shall not be sold without the consent of a majority of the electors of the village voting on the question at an election.

History: 1895, Act 3, Imd. Eff. Feb. 19, 1895;—CL 1897, 2772;—CL 1915, 2643;—CL 1929, 1552;—CL 1948, 67.4;—Am. 1974, Act 67, Imd. Eff. Apr. 1, 1974;—Am. 1998, Act 255, Imd. Eff. July 13, 1998.

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Addendum of Public Comments

Index

Letters in Support
15 John Todd
16 Gregory Nobles
17 Jane and Mark Voight
18 Nancy Peterson

Letters in Opposition

In Person Support
19 Mary Cermak Betzoldt
19 Randy Koch
19 Gerry Schatz
19 Sue Manson

In Person Opposition

John Todd

To: Village of Northport Planning Commission

Date: Nov. 15, 2022

Dear Commissioners,

Thank you for giving me the opportunity to weigh in on the future of the Village-owned 7th St. property. As a property owner within the Village I have a vested interest in the outcome of this ongoing discussion.

Thank you also for providing a one stop access to the history and extensive, up to date details concerning the subject property.

Upon first hearing of the Commission plans to sell the property in parcels, for the purpose of mitigating sewer costs by adding multiple hook-up fees to the Village coffers, I was adamantly opposed. That the Village would take on the role of Property Developer, without the input of the general population, was beyond belief. Shame on me for not attending open meetings notwithstanding, I am grateful this Commission discussion was brought to light by concerned insiders.

At the urging of the Northport Planning Commission I have reviewed the material contained in the '7th St. document Dropbox.' In doing so I have formed the strong opinion that the subject property is in fact a wetland sanctuary and that it should remain so in perpetuity. This decision ignores the fact the Commission has spent a large amount of public dollars to further their development plans. Even if the property were subdivided, road installed, and appropriate utilities and other infrastructure provided, it still does not take away the fact that this is a wetland. Nor does it appear that the sale of four lots for residential construction would come at all close to recouping the investment by the Village. This is the risk of a professional property developer who might then undertake to build four homes and further enhance his or her financial outlay to the point of making a profit. The last I knew, the VPC is not a building contractor but rather, a pseudo developer playing with the public's money.

While the studies do not conclusively and technically prove the fact, in its general attributes and close proximity to Grand Traverse Bay, the 7th Street property ostensibly known as Maude Court, is a Natural area ripe for preservation as such. Methods of paying for and sustaining such a concept include grant funding and public funding as well as volunteer participation. Based on the results of this current straw poll and public submission of ideas, I sincerely hope the consensus will support my own opinion.

As a last concern, I am both curious and concerned about the existing drainage ditch on the northern boundary of the property. Has anyone asked or investigated the source and quality of this discharge? Obviously it empties into the Bay. This, in my opinion, should be of utmost concern and if toxic, immediate steps taken to halt and contain its flow.

Respectfully yours,

John Todd
9779 E Johnson Rd
Northport, MI. 49670

213 East Fourth Street
Northport MI 49670

12 November 2022

To the Northport Village Planning Commission:

I am happy to have the opportunity to offer suggestions for the use of the Village's parcel of land bordered by Seventh Street and North Shore Drive. I will say at the outset that my guiding principle here is that since the State of Michigan initially gave the land to the Village for public purposes, that should remain the case: **public assets should not be sold to private entities** for short-term financial gain. That said, I provide the following three possibilities:

1. Do nothing, or not very much. The land could best be kept as a small park, leaving the woodlands and wetlands intact, and perhaps adding a hiking trail. Such a park could, like the Nagonaba Trail, be an outdoor educational asset for local school students and a quiet recreational asset for all local residents.

2. Work in partnership with a non-profit developer to create a modest-sized, four- to six-unit apartment building for workforce housing. Such an asset could help alleviate the most universally-acknowledged need in the region, the lack of affordable housing for working people. The scale of the structure, living space and parking space combined, could easily be accommodated by the land at the south end of the parcel, leaving the rest of the parcel to remain woodlands/wetlands, perhaps to be developed in the manner described in No. 1 above.

3. Work in partnership with Leelanau Township to build a joint government office building or a similarly-shared asset, perhaps a new Township library. As in No. 2 above, the combination of building and parking could be concentrated at the south end of the parcel, again leaving the remainder for park space.

I welcome the conversations to come, but above all, I want to urge the Village to take the long view of the possibilities at stake here, and not simply attempt to cash in on a gift that was given for the public good.

Respectfully,

Gregory Nobles

October 18, 2022

We are writing to voice our opposition to the planned development of "Maude Ct." We have lived in Northport for almost 50 years and have seen many changes. Lately there seems to be houses popping up everywhere. We are not anti-growth, but sensible safe growth.

This property was donated to the village from a generous person who wanted it used for recreational purposes only. At some point, and some how, that wish was reversed in order to develop this beautiful property and capitalize on its value. I hardly think that the original donor would be very happy with that!

That parcel is one of few remaining woodlots within the village and it contains wetlands. Why is it necessary to bring in heavy equipment, destroy trees, pave roads and build houses and garages that will change the landscape forever. Also, that land with its wetlands acts as a natural filter for the ground water running towards the bay. Does the village really need a few more sewer hookups and tax revenue that badly? Also, it would create a lot more work for our DPW workers to keep it maintained.

Even though we live on North Shore Drive and this would directly affect us, we would have the same opinion if were still living on Mill St. We moved to Northport and still live here because we like the small town feel and the natural beauty of the area. North Shore Drive is a designated "Natural Beauty Road". If the pace of building and development continues on its current course, we fear that the little town we cherish will be negatively altered for future generations.

Sincerely,
Jane and Mark Voight
10462 North Shore Drive
Northport

Gmail

Village of Northport pc <pc@villageofnorthport.net>

Maude Court

2 messages

nancy peterson <nappy3hawaii@yahoo.com> Wed, Nov 16, 2022 at 11:50 AM
Reply-To: nappy3hawaii@yahoo.com
To: pc@villageofnorthport.net

Dear Planning Commission,

This is a letter I sent a year ago to a Village Council member, who has informed me that it is no longer in the Maude Court dropbox. So I am sending it again.

I am writing to express my opposition to developing the wetlands on North Shore Drive. This proposed development has moved forward without following established guidelines. This land was deeded to the village for recreational purposes, and changing that designation through backdoor channels is entirely unethical, if not in fact illegal. Wetlands are critical for the health and wellbeing of our environment - something that has gotten a great deal of press recently in discussions about climate change. Developing this tract of land would be an environmental devastation. Furthermore, moving forward with development sends a most unfortunate message to anyone inclined to donate land to the village in the future: do so at your own peril, because the village council will not abide by the terms of endowment.

As a village council member you are charged with representing the best interests of this community and being a good steward of land within the village limits. I strongly urge you to uphold your role as a faithful public servant.

Respectfully,

Nancy Peterson
Nancy Peterson, writer and personal historian | author of Dear Husband: Letters to an Addict | talkstorytradition.com

Village of Northport pc <pc@villageofnorthport.net> Thu, Nov 17, 2022 at 9:52 AM
To: nappy3hawaii@yahoo.com

received. Thanks.
[Quoted text hidden]

In Person Public Comment

Mary Cermak Betzoldt
on North Shore Drive - 1/18/23
She zoomed the village council meeting and felt that Commissioner Gale did a great job presenting to council last meeting. She would like to have us think about these three reasons to eliminate proposal 3:

- In 1941 this was sold to the village for a dollar to be used for public recreation. She feels it is unfair to the family that this now be taken away from the public.
- If we sell it to a developer she can't imagine what would happen, with no way to stop developers from filing variances and inundating us with paperwork.
- It is an ecosystem, a living breathing thing. She recalls that someone stated before that the wetlands are like our kidneys, they take everything in and then filter before draining. She collected water from the runoff today and shared the jar with commissioners, and accidentally captured a living creature in the jar. She gathered this water 281 feet from the location to the 7th street property.

She feels we can present that proposal 3 be taken off the table.

Randy Koch
on North Shore Drive - 1/18/23
He understands that proposed use four is off the table. Since he supported that plan, he wanted to share his concerns with proposal one - "leaving as is." Since he has been here he has seen it used as a trash pit, a place to store old tires, and storage for boat trailers. He feels if it is left "as is" that leaves it open to misuse over time, and further arguments in the future. He would like us to consider that if it is to be left "as is" that we talk to the conservancy, or that it be fully naturalized, so the make-shift parking lot is removed.

Gerry Schatz
on Mill Street - 1/18/23
He feels that Randy Koch's concerns are valid and shares them. He touched on his email correspondence and asked that we take time to review it. We have commercial boat yards in our community and they have storage areas. He also feels we have several vacant lots on the North side of town and vacant lots throughout town that could be used for housing, without using the 7th Street property for housing. Of the alternatives we're evaluating, he thinks that proposed use one is the only one that won't adversely affect the bay and is therefore the only reasonable option to select. He also knows that there has been land alterations over the years to the property, without proper permitting and feels this could be an issue for any sales or developments.

Sue Manson
on North Shore Drive - 1/18/23
She thanks the commission for all the time spent, and for discussing the work with such passion and civility. Her comment is a clarification of comments made by a trustee at the previous village council meeting, in stating that the conservancy wanted "nothing to do with" the 7th street property. She contacted Tom Nelson, president of the Conservancy to verify this information. Matt Heiman the Director of Natural Land Protection got back to her and let her know "5.8 acres is too small for the conservancy to develop, the village owns the land and the conservancy works mostly with private land owners, but also mentioned how important it is to protect the wetlands and the creek corridor, and he mentioned that the village should have a wetland delineation, and that we should check the Leelanau Zoning Development with regards to the wetlands and what is allowed near or adjacent to the wetlands." She also asked him about the boat parking and contamination, he shared that boat trailer parking would not be in fitting for the location, and that any contamination should ideally be cleaned up by the village, prior to any possible sales.