



ADDENDUM OF PUBLIC COMMENTS

7TH STREET PROPERTY

October 2023

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Overview

This addendum has been created to accompany the 7th Street Evaluations of Proposed Uses. It is a compilation of In Person public comments and Written Correspondence made at Village of Northport meetings, in regards to the 7th Street property.

In person comments have been taken from minutes. In some cases, some additional text has been added in this document, to help with contextual understanding. Any added text has been placed inside brackets [like this]. Comments made at Village Council meetings have been identified with the initials VC and Planning Commission meetings have been identified with the initials PC. Original minutes can be viewed on the village web site, www.VillageofNorthport.net.

All written correspondence has been included as submitted. All original correspondence can also be found on the web site in the [7th Street Dropbox](#), on the Planning Commission page.

We have done our best to include all relevant public comments from 2018-2023. We apologize if you made comments and they were somehow excluded from this document. If you made public comment and it is not included here, please contact the Village Office (231)386-5182 and let us know.

In Person Comments

Mary Cermak Betzoldt on North Shore Drive

12/9/21 VC

Expressed her opposition to the 7th Street Maude Court development and the need to hold a public hearing.

4/20/22 PC

Concerned about drainage and watershed with development. Would like to see a total expenditure in relation to surveys, forester report, and any other expenditures.

10/19/22 PC First Comment

As an environmentalist, she doesn't see the logic in removing all those trees, for four homes. The cost to build a driveway, sewer, etc is very high and she feels it is not the best use of that property. She supports a recreational area for everyone to enjoy, perhaps with a walking path, anything that won't destroy the ecology that's been in that location for decades and decades. She reminded everyone that it was going to be a golf course all those years ago, but it was never developed because it has wetlands. She is not against building more houses, but feels this isn't the place for it. She is also concerned that if we change the topography of that site behind her land, that it will affect all the other properties in the vicinity on North Shore. She is hopeful that all residents will look into this discussion.

10/19/22 PC Second Comment

She appreciates our work, but wants to ensure we consider that snowbirds will be leaving soon, and that they aren't all computer savvy. She encouraged the commission to list the options simply and not to hide the information in a Dropbox on the web site where not everyone can find it. She wants to ensure that people can find it, understand it, and more easily share thoughts and comments.

11/16/22 PC

She called and spoke with Collin Oosse with the Leelanau Conservation District - he is the brand new Natural Resource Soil and Erosion guru and she has spoken with him and he is willing to come up and look at the site, and it would be free of charge. She asked him what he sees on the map for the 7th Street address, and he said that he sees wetlands. In the course of her conversation with him, her understanding is that every time anyone wants to cut or pull a tree, it will require a permit. She is asking the commission to please call and speak with him as a group and listen to what he says, and ask him to write a report. She spoke with Chair Arbury in May, and then again in September, she would really like us to speak with Collin. She also asked if the public will be able to read the criteria for reviewing the projects. She also asked if people can still send in comments or thoughts if they have them, and would they be considered.

12/8/22 VC

Supported Anne Harper and Joanne Swanson's comments [from this meeting], and questioned if the appraisal had been completed.

12/13/22 PC First Comment

Wanted to reiterate her correspondence and the suggestion last meeting from Greg Nobles that moving forward we use the term, "preserving our natural habitat" when referring to any undeveloped plans with 7th Street property. She thinks it's a more appropriate term to use.

12/13/22 PC Second Comment

She appreciates the work we are doing. She still is confused on the four options for proposed uses. She feels the terms should be as simple as possible and should be:

1. "Preserve the Natural Habitat"
2. "Sell and Develop the Four Lots"
3. "Sell off two lots, but keep the natural habitat"
4. "Use the front for something in the village and not sell off the back lots"

She thinks the third and fourth proposed uses are still very confusing and is unsure where those ideas are coming from. She thinks that we could go with three ideas, not four. She also agrees that the evaluation tool should include the summary of public comments, to acknowledge and give people an opportunity to be heard, and to share others ideas.

1/5/23 VC

Commented on preserving 7th Street village owned property and protecting the wetlands.

1/18/23 PC

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

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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 [village retains ownership of lot fronting 7th street, but sells remaining parcels] be taken off the table.

3/15/23

She thanked Commissioners Gale and Cavendish, and Chair Arbury for their hard work. She asked that we all stick with the Seventh Street project until it's completed, so that someone new doesn't have to try and learn everything we've spent over a year studying. She reiterated that she appreciates all our work and is eager to hear the continued discussion on evaluations for 7th street.

4/25/23

She shared that her nephew Dan had also sent correspondence about 7th Street. He echoed Mary's sentiments and has asked that we leave 7th Street in it's natural state. Mary also shared information about a property she is aware of on Christmas Cove that recently filed to build on wetlands there, and that they were denied, and we should be aware of that possibility if trying to develop the property. She also shared that she feels that in Proposed Use 1 - Leave in it's Natural State, that we should have that and only that, as the options for that plan. If the village would like to create a passive park, etc, that those options should be included in Proposal 2, because that is the option that is making changes to the property.

5/17/23 First Comment

She shared her observations of the animals and habitat on the 7th Street property, given her close proximity to the property. She reminded commissioners of the eight drainage openings that feed into Grand Traverse Bay.

5/17/23 Second Comment

She feels that with the 7th Street proposed use 1, all the alternative options for the project should be removed. If the goal is to leave it in it's natural state, than that should be all that is included in that plan, and any alternatives can be moved to proposed use 2.

6/21/23

Asked a clarifying question about the Bay Shore Resort property on North Shore Drive. Specifically, she recalled hearing something about "condos" during the May 17, 2023 NPC meeting. Chair Arbury clarified that the Bay Shore Resort property is indeed zoned as C-2 Commercial/Resort/Residential District, but that there are no plans currently to develop anything additional on their property.

9/20/23

Asking for a definitive timeline for when the 7th Street rubrics will be sent to the Village Council.

Judy Fowler

12/9/21 VC

Commented on the need for a public forum for the 7th Street development with the Planning Commission. Fowler also expressed the need to clear-up all the confusion and misinformation on the deed for 7th Street.

Anne Harper on 4th Street

10/7/21 VC

Commented on her dismay with the money schedule to develop 7th Street (i.e., \$200K) stating that she was mystified by the cronyism that she felt Cindy, Joni and Trustee Gale developed on their own. Harper continued to point out that she was shocked by the lack of environmental awareness that appeared not to be considered in the development of the property and that there needed to be more public input.

11/4/21 VC First Comment

Commented on the timeline for the 7th Street development project suggesting that the process was flawed. Harper would like to see the property used for something else.

In Person Comments

11/4/21 VC Second Comment

Commented about a small park she visited on Clam Lake, and the need for the Village to protect the wetlands and wooded areas.

5/18/22 PC

Would like to comment on the possible 7th Street option for multi-family housing/affordable housing. Would hope that the Planning Commission realizes that in some cases there are members of the community that are both Village residents and Township residents, so extending the opportunity to collect ideas from outside the Village scope.

11/16/22 PC

She didn't feel the commission dealt very well with addressing any of Gerry [Schatz's 11/16/22] critiques of the document and she does think that along with other speakers, that the environment is hard to evaluate or quantify with dollars and cents. And she respects Commissioner Gale efforts to ensure we have capital funds, but she does not feel that selling 7th street property is a good use of the land. She also felt that per village council discussions, the four lots and the road development is off the table.

12/8/22 VC

Commented on the need to preserve the environment, and that it is hard to put a monetary value on an asset that is a green space.

5/17/23 PC

Thanked the group for the diligent and organized work the committee has been doing, and special thanks to the chair, she wishes she would stay on longer. She seconds Gerry's comments on the difficulty of measuring the economic value of wetlands and green space. Many of them have been involved with wetlands preservation at the township level. She shared that the township Planning Commission was just awarded the Michigan Community Environmental award. They also honored our county commission chair Ty Wessell, with environmentalist of the Year Award. She feels they've set a great example for the village Planning Commission to be looking at in terms of preservation of wetlands. She also finds some of the responses on the evaluations of 7th street somewhat vague or lacking in details. She asks that we keep the environmental considerations foremost, rather than any possible financial benefits.

Randy Koch on North Shore Drive

10/19/22 PC

He shared that he was present when the finance committee made a presentation on the work they had done on the four lot plan. He wanted to share his support for that plan and the work that had been done by the committee. He felt they did a thorough review of what the opportunities were for that property. He thinks that plan is in keeping with the existing village plans; it keeps it residential and it would generate more tax base. He also shared that Fred Steffens told him to relay that he also supports the development of the property into four residential single-family lots.

1/18/23 PC

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.

Sue Manson on North Shore Drive

1/18/23 PC

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

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by the village, prior to any possible sales.

3/15/23 PC

She thanked commissioners for their work. She was struck that everyone is so excited to become a Tree City, and yet we are considering cutting down and selling the 7th Street property with wetlands and drainage to the bay. She doesn't feel that the two things jive very well, how we can do both.

5/17/23 PC

She wanted to share her thoughts on the Proposed Use 1 evaluation, "Does this remedy an existing deficiency?" She feels that it would clean up the contamination, which is a deficiency on the site. She also feels that preserving it in its natural state does benefit everyone as it is taking care of the bay. She loves all the Arbor Day activities, but still doesn't understand how with that excitement, that we are considering developing 7th Street. She also agrees with Joanne Geha Swanson, that the commission knows the most about the reports, and has thoroughly reviewed everything and should give a recommendation.

Campbell McLeod on High Street

9/19/18 PC

Discussed 7th Street.

8/6/20 VC

Commented on overnight parking at the 7th Street property.

7/8/21 VC

Suggested making one of the 7th Street development lots for multi-family or affordable homes.

10/19/21 PC

Had questions about the 7th Street project. Have the wetlands been considered? Why will Maude Court be a private road? How will the conservation area behind the project be accessed if the road is private?

11/4/21 VC First Comment

Commented on the history of the 7th Street village property and suggested that the proposed development of the property would be a miss-use. McLeod suggested making the property available for affordable housing.

11/4/21 VC Second Comment

Asked the Council why they were rushing the 7th Street development project. McLeod suggested sending the project to the infrastructure Committee.

12/9/21 VC

Commented on the history of the 7th Street village property and the need for more public input before developing, and the need for affordable housing.

1/20/22 VC

He is hopeful the village will make future decisions with the consideration to the environment.

5/18/22 PC First Comment

Expressed concerns about developing 7th Street and current processes going forward with regulatory language dealing with wetlands on the property. Concerned with removal of vegetation and trees and how it can impact the wetlands and water levels on both the 7th Street property and how it will impact surrounding areas. Concerned with accuracy of the representation of the wetlands on current maps.

5/18/22 PC Second Comment

Feels there is a heavy emphasis on building and developing despite the EPA and Wetland findings. Need to consider the cost, environmental factors, and feasibility. What do the long-term plans look like versus short term planning? Consider the wetlands, buffer zones, and setbacks. Surprised that Planning Commission has not planned a walk through prior to this. Hoping that a process is founded and followed.

12/13/22 PC First Comment

He wanted to compliment the commission on the methodology built when reviewing the 7th Street property. He feels the wetland delineation map was hand transferred to other maps and that it was not done accurately. He suggests that we go back and understand the exact locations of the wetland. He doesn't feel it makes sense to even be discussing developing the property, as there is no apparent need for the financial sale and there is a very high environmental value for ours and future generations to come. He also is aware that we are in an economic inequality in the world, what is good for the

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village is also good for business, and therefore workforce housing may be something to consider, but maybe the 7th Street Property isn't the place for it. If there is a study or reports or other workforce housing discussions in the work, he would ask that they be made public so that the public may be aware of those discussions and where they are being considered. When looking to the future think bigger, and who we are, that we are concerned about the environment and the workforce up here.

12/13/22 PC Second Comment

He feels that the planning commission is more informed on the 7th Street property discussion than the council, and that the challenge of transferring that information and providing them a basis for how we came to our decisions is critical. He agrees with Commissioner Wooster's suggestion that the council have our anticipated next steps outlined and shared with the council now. He worked in environmental business as a manager and they prepared feasibility studies for the EPA. He called other options alternatives, and the criteria we established is similar to what they did, but they always weighted their criteria. He feels we should embrace our thought process and insight and make recommendations, explaining how we got to that decision. He also feels that the lot divisions could be reconfigured, we need to be doing more than the minimal acceptable environmental regulations. He commends the commission on their diligent work.

Gregory Nobles on 4th Street

6/15/22 PC

7th Street delineated wetlands are not the only thing to take into consideration for the property. Federal law asks that you consider not just the wetlands, but also the tributaries and the hydrology of the land both at the surface and underground. Requested that the Planning Commission consider how and what is currently being fed into the bay from this property. Mr. Schatz thanked the commission for their time and consideration.

7/20/22 PC

Voiced concerns regarding nursery ecology and tributaries relating to the 7th Street property.

11/16/22 PC First Comment

The point from which he proceeds is that it is a public asset and ought to be used for public good. He was heartened by the robust response from the public. Upon reviewing those responses he felt that no matter what they said, they all seemed to come to one common conclusion, and that is that the Village Council of Northport should not be in the business of acting like a private real estate developer. If we could put that notion to bed tonight, that the village is not going to become a real estate developer, that this would be a very good thing.

11/16/22 PC Second Comment

He wants to make a minor but important point on the language we use. He would like to say that he does not want to see us using the phrase, "do nothing," and he says this as a self-criticism as well, because he realizes he also used this terminology. However, doing nothing, is in fact, doing something. He recommends we use the phrase, "Preserving and protecting the land in its natural and undeveloped state." He would ask that moving forward, that we frame that option in a more positive way.

12/13/22 PC First Comment

He realizes the commission is going to be dealing with the evaluation of the 7th street properties and the values of the property. There is a monetary benefit if the property is to be sold, but he feels that the financial benefit in the long run will be very short-lived. The environmental cost however, is permanent and forever, so he urges the commission to think about that value of the property. He urges the commission to consider the watershed, and to keep the environmental value uppermost on our minds.

12/13/22 PC Second Comment

He has a question and concern about how the 7th Street information is relayed to the village council. He has great respect for the trustees, but he is concerned that they have not been able to take part in all the previous discussions and documents that the planning commission has had, and that it has been described by a trustee as floundering. He recognizes that there also is going to be a new trustee appointed, that also may not be as informed about the 7th Street discussions. He thinks that to take all this information, it has to be communicated in a more thorough fashion and can not just be a matrix, and that it has to be a public hearing involving the planning commission and the village council. He also feels that there is also more information needed about 7th Street. The appraisal is coming and that will give some additional monetary information, but that we have not gotten an environmental impact statement, and that he does believe there are people who could provide or access this. He feels a widely advertised public hearing on 7th Street, with robust discussion back-and-forth, is

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a necessity.

Jane Packard on North Shore Drive

11/4/21 VC

Would like to see more input from the public for the proposed 7th Street development.

Nancy Peterson on Mill Street, with property near the 7th Street Property

12/9/21 VC

Commented on the need for a public forum for the 7th Street development with the Planning Commission.

12/15/21 PC

Is in agreement with Mr. Schatz's position on 7th Street [from this evening's meeting].

11/16/22 PC

She resent a letter she had sent to the planning commission a year ago re: 7th Street Property, and wanted to ensure it gets into the correspondence packet. She agrees with both Greg Nobles and Gerry Schatz comments [from today's meeting 11/16/22].

12/13/22 PC

She wants to reiterate that she is against the development of the village 7th street property. She wanted to voice agreement with the other commentators and share that she feels having the undeveloped land and wetlands is an asset in and of itself.

Gerry Schatz on Mill Street

8/15/18 PC

Brought up the Public Hearing scheduled for September 19, 2018. [to discuss the creation of an ad hoc citizens advisory committee to study and report to the Commission on issues and options for the future of the East Seventh Street site] Chair Tyrell clarified that the Public Hearing is for two purposes:

1. To inform property owners of a potential change in usage;
2. To solicit volunteers for a citizen's advisory committee.

9/19/18 PC

Discussed his creation of an Independent Citizens Task Force on Village Property at 315 E 7th Street, advisory to Northport Planning Commission. Mr. Schatz is continuing to solicit to volunteers to participate in the Citizens Task Force.

1/21/20 PC

Supplied photos of possible hazardous waste barrels found on the 7th street property. They will be appended to his report "Issues and Options for Uses of East Seventh Street Property Owned by the Village of Northport, Michigan." He also pointed out that the 7th street parcel may need to be rezoned if the Village wants to sell it for residential development.

11/4/21 VC

Commented on the history of the 7th Street village property and its environmental impact to the Bay. Schatz suggested the need for more research.

12/15/21 PC

Sent a letter for the record. He summed up the letter as follows:

- A full examination of the 7th Street property has never been fully conducted
- He would like to see a public discussion when the "snow birds" return in either May or June.

11/16/22 PC First Comment

He has background in analyzing coastal planning issues and environmental law. At the village's request he previously reported on issues and options for the east 7th street site. In that report he spelled out the list of the apparent possibilities for the site, and questions and topics to explore. At that time he did not make a recommendation. He commented that the proposed template for reviewing proposed uses does address some of the aspects he mentioned in his report. However, they feel the proposed template over-emphasizes the importance of financial return as an essential criterion, with all environmental factors notwithstanding. Unhappily in his and his wife's view, that has been the long-standing bias of the council through this entire process. They thank the planning commission for taking a fresh look, and hope the council will take a fresh look as well. Now after much pondering, he and his wife would like to make a recommendation: Our community and

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environmental values and master-plan commitments—including natural beauty and protection of our waters—are best served by keeping this site as a natural area, an educational park with the barest minimum required amenities and minimal required maintenance.

11/16/22 PC Second Comment

He respectfully disagrees with the opinion that the planning commission can't make a recommendation, on the contrary he believes that is what a planning commission is for. He agrees that the planning commission can't make the final decision, but that we can make a recommendation on planning issues. He also feels we will make our lives easier if we break the task on 7th street into some additional parts: 1) scoping hearing - hold a public hearing to ask people, what should we consider when we go about looking at this problem, 2) presentation of ideas at a public hearing - here is what we came up with, please comment on it, and gives us a chance to tweak what ultimately will go to village council, 3) then it should go to public hearings at the village council level.

12/13/22 PC First Comment

He wants to associate himself with the comments of Greg Nobles and Campbell McLeod [from 12/13/22] as he agrees with them. He also wanted to share from his legal perspective, the argument that was given for all the pressure of housing here, was someone's sense of fiduciary duty, so he went back and looked again, and the definitions are remarkably consistent, they apply to staff, trustees, members of our commission and boards, one who owes to another the duties of good faith, trust, confidence and candor, who must exercise a high standard of care in managing another's money or property. Fiduciary doesn't mean get the most money in the short term, it's a long term view of the benefits, and is not defined solely in terms of money. 7th Street is an environmental asset, it can't be evaluated by merely short-term financial gain. Think of the whole of our fiduciary duties.

12/13/22 PC Second Comment

He supports everything that has been said by public commentators [from this meeting 12/13/22]. One thing he feels was left out of the discussion was how to preserve the public access to whatever natural areas may remain. He urges us to consider that. Finally he wanted to inquire about the large quantity of truck tires sitting in the clear area of the 7th Street property and hopes that the officials here tonight will take appropriate action to get that cleaned up.

1/5/23 VC First Comment

Commented on the revised definition of "Water's of the United States" and the affect that the revision could have on the village owned 7th Street property.

1/5/23 VC Second Comment

Clarified the definition of waters in the United States and sensitive areas.

1/18/23 PC

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.

4/25/23 PC

He shared that he had also sent correspondence correcting the record as to the availability of US Environmental Protection Agency grants for environmental cleanup. He had conversation with Commissioner Gale about the opportunities for brown-field redevelopment funds and that there are some opportunities for developing green space in parks and he has provided some references for that information.

5/17/23 PC First Comment

He has reviewed the rubrics for the 7th Street property. With respect to economic value, both the draft of one and a line in the others suggest that it making a natural area or restoring a natural area leaves us without economic value. He feels that's a very narrow view of economic value. If we did not have open space, if we did not have trees, if we did not have native plant, and wetlands, this would be a very uninteresting and unattractive place, it would lose economic value. Thinking about dollars and cents for a one time return is short-sighted.

5/17/23 PC Second Comment

He shared that although Brownfield money is most typically used for economic development projects, Brownfields money is

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also used for open space and/or green space. This is true, whether it's State of Michigan/EGLE or US EPA.

Michelle Stearling

1/7/21 VC

Would like to see the 7th Street DPW preserved and reinstated as a community ice skating rink.

Fred Steffens on 4th Street

12/9/21 VC

Commented about the history of the 7th Street property, and suggested that the village should not be in the developing business.

Pam Steffens on 4th Street

12/9/21 VC

Commented on the history of 7th Street and the \$100k purchase/investment that the Village made.

1/7/21 VC

Steffens supported the idea of an ice skating rink at 7th Street.

Trevor Stillin on 7th Street

6/14/18 VC

Agreed with Stoffels comments [in the meeting] about including property owners on 7th Street. Stillin also made comments about the need for affordable housing.

Mike Stoffel on N Mill Street

9/19/18 PC

Discussed 7th Street.

Joanne Geha Swanson on North Shore Drive

12/9/21 VC

Commented about the lack of notification to the public regarding the Maude Court project and the need for a public hearing.

12/15/21 PC

Wanted to let everyone know how much she appreciates the care with which the PC is looking at the 7th Street project.

4/20/22 PC

Appreciates the thoroughness and the slow down of the process. Concerned about the drainage and watershed and what the consideration from the Village is. Concerned that there has not been a permit yet for development of a wetland.

Would like a broad request or consultation on ideas and thoughts on 7th Street plan. Looking at a buffer zone, worried that there have been trees removed for the buffer zone.

5/18/22 PC

Thanked the planning commission for thoroughness of reports and conversations during the meetings. Recommends that the public is involved "earlier rather than later." Still has concern on water drainage if 7th Street is developed and the impact on neighboring properties.

11/16/22 PC

She shared that she has confirmed with soil and erosion that to get a permit, you do need a plan, and so she doesn't understand the thinking that you wouldn't need permits from them. She also spoke with Robyn Schmidt, the EGLE representative for Leelanau County and she also could do a pre-screening, and though she has spoken with ZA Scott about a year ago about this project, that no one has requested a pre-screening.

She is grateful she has been able to attend the meeting in person and she sees how much work we're putting into this process and that we take our job seriously. She expressed that she hopes we can understand that she and others appreciate what we're doing and that we have the best interest of the village at heart. That being said, she is bewildered, because what she hears us saying is that we are not making a recommendation, however, in our October 2022 minutes our listed

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charge states that we are to make a recommendation to the council on the use of the property. She also feels we are making the criteria review so much more complicated than it needs to be, and that if we are going to consider jobs, income, effect on the economy, housing; the environment is going to lose every time. Her plea and prayer to us is to adopt some values, and put value on preserving the environment and the beauty of Northport. She also stated she was still quite confused about the reverter and how that was released for the village to use the property however they choose.

12/8/22 VC

Commented regarding the Planning Commissions task to process suggestions for the 7th Street village owned property. Swanson encouraged the council to value the environment and protect the green natural space.

1/5/23 VC

Thanked the council for eliminating option #4 [village sells all lots] for the village owned 7th Street property and requested that option 3 [village retains lot facing 7th street, but sells remaining lots] be removed also.

3/15/23 PC

She again thanked the commissioners for their hard and conscientious work on 7th Street. However, she still feels we need more data and research on wetlands, and how you value wetlands and assess their benefits. She shared a quote from an article by the US Geological Survey, "If any hope remains for preserving the nation's wetland resources, it depends upon obtaining public support. And that begins with you." She also feels that there still isn't any assessment of what harm will be caused to neighboring property owners. Finally, she asked for a copy of the original deed for the property, which she has been unable to locate.

5/17/23 PC

She agrees with the comments that Mary, Gerry, and Anne have made in regards to the rubric. She also wants to ensure that everyone received and reviews her email with comments and suggestions on the rubrics. She understands that the commission has stated they will not be making a recommendation to the village council regarding which of the proposed uses would be best suited for the village of Northport. She is asking that we reconsider that position. At this point she feels there is no one that knows more about this project than the commission. When she is working in her job and asked to research a subject to provide information on it, to provide proposals and possible alternatives, she can't just give the client the information. She includes what is best suited and makes a recommendation.

Doreen Tyrell on Main Street

7/12/18 PC

Commented that the use of the 7th Street property should begin with the village Planning Commission.

Tom Weber on South Shore Drive

7/7/21 PC First Comment

Asked about how the 7th Street property came to be up for sale and no longer a park property. Joni Scott ZA told him the property had been looked at by the PC several years ago and explored for other uses. The property has been in the process of being developed going through several stages with the Planning Commission, Finance Committee, and the Village Council, arriving at this point. Jane Gale said that the deed restriction for park use only was rescinded in 2018. The entire process is reflected in the minutes of each committee since 2018.

7/7/21 PC Second Comment

He asked that the planning commission consider the 7th Street property become a senior park.

Karl Wizinsky on Park Drive

12/15/21 PC First Comment

He questioned if the most recent Quit Claim deed for 7th Street meets the 2006 Zoning Ordinances and the new yet to be adopted Zoning Ordinances?

12/15/21 PC Second Comment

Wanted to know if the 7th Street project was now in the hands of the Planning Commission or the Finance Committee? Chair Frerichs responded that it had been returned to the PC for further examination. It will return to the council when new recommendations are to be considered.

Written Correspondence

Mike Arents and Ruth Butler Arents

10/31/22, 10:52 AM

Village of Northport Mail - 7th Street



Village of Northport pc <pc@villageofnorthport.net>

7th Street

2 messages

Ruth Butler <butlerview@gmail.com>

Mon, Oct 10, 2022 at 3:58 PM

To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

To the Planning Commission for the Village of Northport:

Having perused the documents posted by the Planning Commission on the 7th Street project, we would like to commend the work done so far to assess the property.

As residents of N Shore Drive, we recommend the following:

- Keep the area in a natural state, encouraging native growth (ideal). Could be used for educational purposes: school classes or other youth groups (even adults!) adopting plots or noting native species & plants.
- **Do not sell large lots for single-family housing. A previous proposal indicated 4 lots for large homes. We have an ample supply of that housing.
- Do not allow any egress onto N Shore Drive, no matter what happens to the property.
- Use this for affordable housing, the kind that those who work in the village could afford. Perhaps make that an incentive: Discount if you work fulltime in the village.

Thank you for soliciting our input as neighbors.

Sincerely,
Mike Arents
Ruth Butler Arents
10604 N Shore Drive

Village of Northport pc <pc@villageofnorthport.net>

Tue, Oct 11, 2022 at 11:09 AM

To: Ruth Butler <butlerview@gmail.com>

Received. Thank you.

[Quoted text hidden]

Written Correspondence

Ruth Butler Arents

3/15/23, 4:01 PM

Gmail - Maude Ct proposal



Nicole Arbury <narburynptpc@gmail.com>

Maude Ct proposal

1 message

Ruth Butler <butlerview@gmail.com>

Wed, Mar 15, 2023 at 12:44 PM

To: narburynptpc@gmail.com, lcavendishnptpc@gmail.com, Kathy Wessell <kathy.wessell@gmail.com>, bobceng@att.net, Joni Scott <clerk@villageofnorthport.net>, jwoomer1@gmail.com, Jane Gale <jgalenptvc@gmail.com>, danielcaudill@me.com

Greetings, Planning Commission members,

As you wrap up your examination of the Maude Ct proposals, I wish to reiterate my previous correspondence with the PC. (In case I am not able to attend tonight's (3/15/23) meeting.)

Of the 3-4 proposals being considered, I strongly support keeping the property in its natural state, with an eye toward using it as a community natural resource. This could include fostering native species for educational and recreational purposes -- educating the community about native plants, etc. I can see school groups "adopting" areas for planting. I ask you to resist focusing on the (onetime) financial benefits (selling for development) in favor of an irreplaceable natural resource.

Thank you for all your earnest consideration as you have worked through this complicated process. I hope you are forwarding resident correspondence to the Village Council along with your rubric findings.

Best to all,
Ruth Butler Arents
10604 N Shore Dr

Written Correspondence

Dan Cermak

4/26/23, 2:24 PM

Gmail - Maude Ct



Nicole Arbury <narburynptpc@gmail.com>

Maude Ct

2 messages

drmak5000@gmail.com <drmak5000@gmail.com>
To: narburynptpc@gmail.com

Thu, Apr 20, 2023 at 11:56 AM

Nichole, my name is Dan cermak and my family owns the property at 10540 N. Shore drive. I am opposed to any development of the 6 acres across the road and ask that the property be reserved as natural habitat. Any development on this property would not be beneficial to the environment. Thank you for your attention to this matter.

Dan cermak. 269 806-2196

Sent from my iPhone

Nicole Arbury <narburynptpc@gmail.com>
To: drmak5000@gmail.com

Thu, Apr 20, 2023 at 1:25 PM

Thank you for your input, Dan. I will be sure to place this in with other correspondence we've received.

Nicole

[Quoted text hidden]

Written Correspondence

Mary Cermak Betzoldt

10/31/22, 10:54 AM

Village of Northport Mail - Maude Court Development



Village of Northport pc <pc@villageofnorthport.net>

Maude Court Development

2 messages

Mary Betzoldt <mbetzoldt@yahoo.com>

Fri, Oct 14, 2022 at 2:21 PM

Reply-To: Mary Betzoldt <mbetzoldt@yahoo.com>

To: Village of Northport Pc <pc@villageofnorthport.net>

Cc: Joanne Geha Swanson <jswanson@kerr-russell.com>, Kim Zevalkink <kaz@zevalkink.com>

Dear Planning Commission,

I have been following this Maude Court Development since I found out about it last spring. I am truly disheartened that you are still pursuing this project. Much of this planning was done without the knowledge of Northport Village community. During Covid it went unnoticed until the markers showed up in the woods.

I cannot believe you want to destroy a wooded area to make room for a housing development of four homes. You will be altering the topography of the land and disrupting the ecology of the area. In the last two years I have been privileged to see the brown river otter family come to my steps and down on the beach and in the winter on ice. Also the deer and the fox (I've had two in my crawl spaces that make this land their habitat. What you do with this acreage with directly effect those of us who live on North Shore Drive.

My suggestion for this development is leave the woods intact. By the time you harvest the trees and build a road the lots will be too expensive for locals to own. If you are interested in creating more low income housing then use the front of the lots on 7th street to build two homes.

I plan to attend the meetings in the upcoming weeks to voice my opinion and suggestions.

Village of Northport pc <pc@villageofnorthport.net>

Mon, Oct 17, 2022 at 10:01 AM

To: Mary Betzoldt <mbetzoldt@yahoo.com>

Received. Thank you.

[Quoted text hidden]

Written Correspondence

Mary Cermak Betzoldt

4/19/23, 4:22 PM

Gmail - Fw: 7th Street Environmental Concerns



Nicole Arbury <narburynptpc@gmail.com>

Fw: 7th Street Environmental Concerns

1 message

Mary Betzoldt <mbetzoldt@yahoo.com>
Reply-To: Mary Betzoldt <mbetzoldt@yahoo.com>
To: Nicole Arbury <narburynptpc@gmail.com>

Wed, Apr 19, 2023 at 4:21 PM

I sent this letter on Sunday but I do not see it anywhere on the website or in the correspondence, so I thought I'd send it directly to you.

----- Forwarded Message -----

From: Mary Betzoldt <mbetzoldt@yahoo.com>
To: Kim Zevalkink <kaz@zevalkink.com>; Joanne Geha Swanson <jswanson@kerr-russell.com>
Sent: Sunday, April 16, 2023 at 01:43:49 PM EDT
Subject: Fw: 7th Street Environmental Concerns

----- Forwarded Message -----

From: Mary Betzoldt <mbetzoldt@yahoo.com>
To: Village of Northport Pc <pc@villageofnorthport.net>
Sent: Sunday, April 16, 2023 at 01:42:21 PM EDT
Subject: 7th Street Environmental Concerns

I am still concerned about the environmental impact if the 7th street property if developed. I have not seen any formal or informal study done by qualified personal on the wetland property.

Any proposed activity would destroy existing wetland and negatively impact habitat for breeding, nesting, feeding and cover for a wide variety of wildlife species. Any development of this property would adversely affect the ability of the wetland to trap sediment, retain stormwater, and assimilate nutrients, resulting in degradation associated water resources.

Bob Newell had the best idea! Reforest the property with natural species of trees native to northern Michigan. The Village of Northport should maintain ownership as it was deeded to them in 1941.

Sincerely,

Mary Betzoldt
10540 North Shore Drive
Northport, MI

Written Correspondence

Virginia and Ted Foley

11/14/22, 12:18 PM

Village of Northport Mail - MAUDE COURT LETTER - FOLEY (RE-SENDING)



Village of Northport pc <pc@villageofnorthport.net>

MAUDE COURT LETTER - FOLEY (RE-SENDING)

1 message

Virginia Foley <vfoley29@gmail.com>
To: pc@villageofnorthport.net

Sun, Nov 13, 2022 at 4:15 PM

ORIGINALLY SENT On Nov 10, 2021, at 4:19 PM, Virginia Foley <vfoley29@gmail.com> wrote:

Dear members of Northport Village Council and Planning Commission,

We are writing to you today to express our strong opposition to the notion of developing the Village property that lies to the North of 7th street, along N. Shore Drive. As many others have publicly stated, we also believe that we have the right as tax payers and residents to vote for what happens to our publicly held land. Undeveloped property in the Village is a scarce commodity not to be squandered with the lure of short-term financial gains. One thing to remember is that we are all united in the knowledge that Leelanau county, in particular Northport, is a very special place, with unique geographical and natural features. With that said, we implore you to reconsider using the land as it was originally intended when it was given to us..."for recreational purposes". As more and more homes are being built in our tiny community, the need for this type of space is only increasing. Having dedicated natural spaces within the Village for hiking, biking, snow shoeing, etc...benefits generations to come, as opposed to knocking down trees and filling in wetlands for 4 measly sewer hook-ups. It just does not make good sense.

Thank you for your consideration,
Virginia and Ted Foley

--

Virginia Foley
10149 N. Shore Drive
Northport, MI 49670
call/text 510-457-5195

--

Virginia Foley
10149 N. Shore Drive
Northport, MI 49670
call/text 510-457-5195

Written Correspondence

Anne Harper

Date: November 13, 2022

To: Village of Northport Planning Commission

CC: Leelanau Township Planning Commission
Leelanau Township Community Foundation

From: Anne Harper, 213 E. Fourth St., Northport

RE: Seventh Street public property

The East Seventh Street property that the state initially gave to the Village of Northport for public purposes is a rare open space and provides access to a conservation area. Options for the future of this site should be based on the principles of environmental protection and long-term vision for the public good.

The site is close to and drains into Northport Bay, thus affecting the water quality of Lake Michigan (which is governed by Federal regulations as part of the waters of the United States). While not all the land is technically defined as wetlands, the hydrology of the area should be a prime consideration. Plant and animal life count on such mesic forests for safe habitat. They do not have human voices to speak out in self-defense, but one can hear the call of the pileated woodpeckers if one walks through the area. Otters have been seen swimming in the waters. Other creatures, quiet and small, thrive there.

The entire world is at a tipping point as regards preservation of trees, which absorb carbon dioxide and release oxygen. As the Village is considering the disposition of this small parcel, international leaders have convened at COP27 to confront the challenges of climate change. Continued paving over of our environment for short-term economic gain is not sustainable in the long run.

The woods at Seventh Street have both pines and hardwoods worth saving. Additionally, dead tree trunks, called snags, provide habitat for insects and small rodents, all vital in the ecosystem. Northport has few forest spaces remaining. While Northport has several great parks with turf grass, requiring significant maintenance, it has few undisturbed forest spaces remaining. Some citizens are working toward obtaining a "Tree City" designation for the Village. Demonstrating how much we truly value the trees we have would seem to be a primary step in that process.

The south end of the Seventh Street property has already been cleared of trees for previous uses. It might be possible to use this land for a public-purpose structure. Much as I support the County's efforts to encourage affordable housing, I do not see this site as particularly well-suited to a multi-family development due to its relatively small size and distance from major employment centers as well as the transaction costs which I know are involved in developing such housing. In the future it might be possible to use the site for a new public library or a new shared government office building—both of which may be needed relatively soon—while keeping the forest to the north intact as a "pocket" park with minimal development other than a walking trail.

What I oppose is selling this property for the development of four single-family homes. Such an action would be short-sighted. Even if there are four new sewer hook-ups, the environmental loss for our future health and well-being would be substantial. I hope that the Planning Commission heeds our Master Plan and other indicators (Leelanau Township Community Foundation's Visioning; Leelanau Township Master Plan) of the public support for preserving irreplaceable natural assets. The Planning Commission can aspire to balanced wisdom as it makes its recommendations.

Written Correspondence

Anne Harper

3/6/23, 12:04 PM

Gmail - Fwd: Thoughts regarding 7th Street property from The Watershed Center



Nicole Arbury <narburynptpc@gmail.com>

Fwd: Thoughts regarding 7th Street property from The Watershed Center

2 messages

Anne Harper <harperconsulting@gmail.com>

Tue, Dec 13, 2022 at 10:24 AM

To: Nicole Arbury <narbury1@gmail.com>, Nicole Arbury <narburynptpc@gmail.com>

Cc: Jane Gale <jgalenptvc@gmail.com>, Cindy Edmondson <liaison@villageofnorthport.net>, Joni Scott <clerk@villageofnorthport.net>, Chris McCann <mccannchristopher@yahoo.com>, Laura Cavendish <lcavendishnptpc@gmail.com>, Susan Ager <npvcager@gmail.com>, Hugh Cook <lteschief601@gmail.com>, William Harper <wsharper@me.com>, Daniel Caudill <danielcaudill@me.com>, kathy.wessell@gmail.com, Christine Woomer <jwoomer1@gmail.com>, Robert Newell <bobceng@att.net>

Dear Nicole (and the Village Council and Planning Commission),

I am forwarding the attached letter that was sent to the Village Council in 2021 by Heather Smith, the Grand Traverse Baykeeper at The Watershed Center. I wish to be sure that this letter is included in the packet of materials on your website regarding the Seventh Street parcel. I wish to highlight the last paragraph of the letter:

Because wetlands are a tremendous community asset and because development is the largest contributor to wetland loss in our region, we support proactively ensuring their protection through preservation mechanisms, policies, and development best practices. If the village has an appetite to explore zoning tools to protect wetlands within the village limits, The Watershed Center is happy to assist.

I believe that the continued pursuit of private development, particularly of the northern and northeastern portion of the parcel is contrary to scientifically documented best practices for the health of the ecosystem of the area. I suggest that the Planning Commission STOP considering that option. It is a waste of time and energy.

I furthermore suggest that the Village should accept the offer of The Watershed Center to explore zoning tools to protect wetlands and the shoreline of the Village. We should be a leader in environmental best practices. What is done to the land and water has long-lasting consequences. And doing the right thing is not a matter of concern only to neighboring property owners; it is of concern to all of us.

Thank you for including my views in your deliberations.

Sincerely,
Anne Harper
213 E. Fourth St
Northport, MI 49670

Begin forwarded message:

From: Heather Smith

Sent: Wednesday, November 10, 2021 9:16 AM

To: steve_wetherbee@hotmail.com; mccannchristopher@yahoo.com; lteschief601@gmail.com; jgalenptvc@gmail.com; gremelnptvc@gmail.com; npvcharper@icloud.com; npvcager@gmail.com

Subject: Thoughts regarding 7th Street property from The Watershed Center

Written Correspondence

Susan Manson

10/31/22, 10:52 AM

Village of Northport Mail - 7th Street property idea



Village of Northport pc <pc@villageofnorthport.net>

7th Street property idea

2 messages

Susan Manson <susancmanson12@gmail.com>

Thu, Oct 6, 2022 at 3:13 PM

To: pc@villageofnorthport.net

This past Sunday I watched the PBS program on Restoring Aquatic Ecosystems with Kira Davis, the new Great Lakes Senior Program Manager, as well as Tom Nelson of the Leelanau Conservancy, and others. We have experts in our area that could advise Northport on how to protect this valuable piece of property containing wetlands and native plants and animals. Wouldn't it be wonderful to invite Kira, Tom and other local experts to tour this property and suggest ways to preserve this area rather than cutting down trees and building homes that would more than likely be occupied only part of the year? My opinion is to perhaps have the Leelanau Conservancy protect this land. I believe no decisions should be made until Kira and Tom are consulted. How intelligent to have Northport be a part of saving land right in our village. I think it would make us all proud. We have an opportunity to do the right thing. I hope we choose conservation over new construction.

Sincerely,
Sue Manson
10446 North Shore Drive
Northport
Sent from my iPhone

Village of Northport pc <pc@villageofnorthport.net>

Tue, Oct 11, 2022 at 11:09 AM

To: Susan Manson <susancmanson12@gmail.com>

Received. Thank you.

[Quoted text hidden]

Written Correspondence

Susan Manson

4/26/23, 2:23 PM

Gmail - 7th Street



Nicole Arbury <narburynptpc@gmail.com>

7th Street

3 messages

Susan Manson <susancmanson12@gmail.com>

Mon, Apr 24, 2023 at 1:21 PM

To: Chris McCann <mccannchristopher@yahoo.com>, narburynptpc@gmail.com

Nicole and Chris,
More thoughts concerning the proposed 7th Street development:

At the PC meeting last Wednesday, I did not understand the position that Plan 1 suddenly could include paths, trails, etc. "Leave it as is" seems self explanatory to me. I totally agree with Mary that those additions belong under Plan 2.

The NLTUA letter that came recently explained the need for the giant sewer rate hike. On page 2 it emphasized that the sewer system has "protected the bay and stopped pathogens and nitrates from entering the aquifer." On page 4, under the photo, it once again stated the importance of "protecting the water quality of the bay...that is the heart and purpose of the project." If this is truly the belief of NLTUA and Northport VC, the idea of developing 7th street should never have been considered.

We cannot be a Tree City, use the idea of environmentalism as a reason for the sewer project and its rate hike, AND then entertain the idea of decimating 5 acres of forest and wetland and bay access in order to obtain sewer fees and taxes for 4 homes.

Also, as an observation from zoom, this meeting seemed so discombobulated. Members were talking over each other. It was very hard to follow the conversation.

Nicole, thank you for your efforts with this Herculean task that you have been assigned.
I appreciate the entire PC for your thoughtfulness and dedication.

Chris, I wanted you to see these concerns as well, since the ball will soon be in your court.

Sincerely,
Sue Manson

Written Correspondence

Betty Miclay

10/31/22, 10:54 AM

Village of Northport Mail - 7th Street Proerty



Village of Northport pc <pc@villageofnorthport.net>

7th Street Proerty

1 message

betty miclay <bmiclay@hotmail.com>

Wed, Oct 19, 2022 at 10:12 AM

To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

Please just leave this property alone, what's wrong with that? Why do anything with it? Residents are tired of the continued building of houses, which are often then turned into rentals. The reason people live/came to Northport in the first place is being subjugated in favor of a dollar to be made which has been changing the entire feeling of the community. Traffic has increased, local businesses once owned by residents have been purchased by people who have no ties to the community other than to make money. Northport has lost much of its charm as it caters to slick business/housing development. Eventually the money made from the sale of this property will be gone, but the property itself will always be there.

Written Correspondence

Gregory Nobles

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

Written Correspondence

Nancy Peterson

11/17/22, 9:53 AM

Village of Northport Mail - Maude Court



Village of Northport pc <pc@villageofnorthport.net>

Maude Court

2 messages

nancy peterson <nappy3hawaii@yahoo.com>
Reply-To: nappy3hawaii@yahoo.com
To: pc@villageofnorthport.net

Wed, Nov 16, 2022 at 11:50 AM

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>
To: nappy3hawaii@yahoo.com

Thu, Nov 17, 2022 at 9:52 AM

received. Thanks.

[Quoted text hidden]

Written Correspondence

Gerald Schatz

Federal Register :: Revised Definition of "Waters of the United States" Inbox x



Gerald Schatz <geraldschatz@charter.net>

to me

Sat, Dec 11, 2021, 2:29 PM ☆ ↶ ⓘ

In brief: The Great Lakes and their sources are Waters of the United States, a legal jurisdictional term. In some places the US Government may waive jurisdiction or leave it to the states to enforce parallel environmental statutes and regulations consistent with but no less stringent than federal statutes, federal regulations, and court decisions in these matters. So there is a presumptive federal protective interest not only in the waters of the Great Lakes but also in those waters, wetlands, tributaries, hydrologic features, and other topological features having a "significant nexus" to the Great Lakes. Accordingly, definitions have jurisdictional, hence regulatory, significance. Wetlands having a significant nexus to the Great Lakes and/or the Lakes' other sources are presumptively subject to federal protection. So are other sources. The proximity of a wetland or other source to the Great Lakes also must be taken into account.

Also in the background: The US Environmental Protection Agency and the US Army Corps of Engineers have distinctive yet sometimes overlapping regulatory jurisdiction, under a variety of statutes and court decisions.

An Obama-era regulation sought to clarify all this. The Trump Administration promulgated a less protective rule, which the courts blocked and the Biden Administration withdrew. The Biden Administration has proposed a new, protective rule, for which here are the permalink and HTML and Federal Register texts:

<https://www.federalregister.gov/documents/2021/12/07/2021-25601/revised-definition-of-waters-of-the-united-states>

Here is the US EPA's description of the current situation:

<https://www.epa.gov/wetlands/current-implementation-waters-united-states>

Here is a 2018 piece explaining some of the confusion and pointing out the pivotal U Supreme Court language, "significant nexus."

Local agencies having land-use and watershed responsibilities as a matter of prudence must ensure that their assumptions about protections and jurisdictional definitions should take account of this regulatory situation.

Local agencies should neither violate current law (including federal law nor embark on measures likely to be illegal, let alone unwise, as the law seems to be developing.

—

Gerald S. Schatz, J.D.
505 N. Mill St.
P.O. Box 178
Northport, MI 49670-0178
231.366.5535
231.632.0325
Reply to: geraldschatz@charter.net

Pro bono

Admitted to practice:
District of Columbia
Pennsylvania
Federal agencies

Written Correspondence

Gerald Schatz

FOR THE NORTHPORT PLANNING COMMISSION, RE EAST SEVENTH STREET

9

Gerald Schatz <geraldschatz@charter.net>

to kathyfrerich, bcboeng, clerk, narburyngtpc, Wessell, Gale, me, danielcaudill, Village

Wed, Dec 15, 2021, 2:59 PM

TO THE PLANNING COMMISSION OF THE VILLAGE OF NORTHPORT, MICHIGAN,
DECEMBER 15, 2021
FROM: Gerald S. Schatz
505 N. Mill St.
P.O. Box 178
Northport, MI 49670

These remarks are for the record and concern the Village's East Seventh Street property. I have no direct or indirect financial interests or client representational interests in this matter. My background includes environmental law and environmental protection planning. At the Village Council's request I reported independently to this Commission on issues and options for the site.

The site is environmentally sensitive due to:

- Its significant proximity and hydrologic nexus to Lake Michigan.
This has federal regulatory significance. Merely designating a wetland irrespective of federal regulatory definitions does not suffice. Neither, for this tract so close to and draining to the lake, does disregarding significant hydrologic factors and features; in addition to wetlands, these, too, are of federal regulatory significance.
- Its setting adjacent to a designated conservation area;
- Principles expressed in the Village's Master Plan; and
- Scarcity of our remaining publicly accessible open space, wetlands, and woodlands.

Please remove East Seventh Street actions from your agenda for now.

Please delay action on this matter until--consistent with the spirit and letter of the Open Meetings Act--this Commission and the Village of Northport can in good faith elicit public views and concerns and can consider the full range of choices. That has not yet been done. As a practical matter, this will take a substantial publicity effort and, to be fair, should not be done until our sizable snowbird population has returned here. I do not suggest a popularity contest. I do urge careful effort to understand the full range of choices and their respective drawbacks and merits.

Thank you.

Gerald S. Schatz, J.D.
505 N. Mill St.
P.O. Box 178
Northport, MI 49670-0178
231.386.3906
231.632.0328
Reply to: geraldschatz@charter.net

Pro bono

Admitted to practice:
District of Columbia
Pennsylvania
Federal agencies

Written Correspondence

Gerald Schatz

4/26/23, 2:07 PM

Gmail - Re: Brownfield Redevelopment Funds



Nicole Arbury <narburynptpc@gmail.com>

Re: Brownfield Redevelopment Funds

Gerald Schatz <geraldschatz@charter.net>
To: Gale Jane <jgalenptvc@gmail.com>, clerk@villageofnorthport.net, narburynptpc@gmail.com

Thu, Apr 20, 2023 at 8:55 AM

MEMORANDUM FOR JANE GALE AND THE NORTHPORT PLANNING COMMISSION:

Jane, thank you for your query.

I'm heavily booked and so can't meet with you anytime soon.

I, too, have heard brownfields briefings to the County and have heard the heavy emphasis on conversion to revenue-producing projects.

But see the attached document:

OVERVIEW
AGENCY: ENVIRONMENTAL PROTECTION AGENCY (EPA)
TITLE: FY23 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS
ACTION: Request for Applications (RFA)
RFA NO.: EPA-I-OLEM-OBLR-22-09

<EPA-I-OLEM-OBLR-22-09 RFA.pdf> <<https://www.grants.gov/web/grants/view-opportunity.html?opId=343487>>

This program has closed for the current fiscal year, but it is regularly renewed, and the relevant language has been consistent.

Note in particular:

At page 17:

"EPA's approval of Property-Specific Determinations will be based on whether or not awarding a grant will protect human health and the environment, and either promote economic development or enable the property to be used for parks, greenways, and similar recreational or nonprofit purposes. Property-Specific Determination requests must be included in your application as an attachment and do not count toward the 10-page limit for the Narrative. (See the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) for more information or contact your Regional Brownfields Contact listed in Section VII. if you think your site requires a Property-Specific Determination.)"

At page 37:

ii. Outcomes and Benefits of Reuse Strategy
Describe the potential of the proposed project or revitalization plans to stimulate economic development in the target area(s) upon completion of the cleanup of the proposed site(s), and/or how the grant will facilitate the creation of, preservation of, or addition to a park, a greenway, undeveloped property, recreational property, or other property used for nonprofit purposes in the target area(s)."

At page 48:

"1.b.ii. Outcomes and Benefits of Reuse Strategy (10 points)
Given the type of community being served (e.g., urban, rural, tribal, etc.), the degree to which the proposed project or revitalization plans will substantially stimulate economic development in the target area(s) upon completion of the cleanup of the proposed site(s) and/or the degree to which the grant will facilitate the creation of, preservation of, or addition to a park, a greenway, undeveloped property, recreational property, or other property used for nonprofit purposes in the target area(s). The degree to which these outcomes clearly correlate with the applicant's reuse strategy/projected site reuse(s). When applicable, the extent to which the reuse(s)."

Note that "brownfields" may apply to various state and federal remedial programs.
A cursory web search will provide examples of brownfield conversions to parks, greenways, green spaces, and suchlike-- in Michigan and elsewhere.

Gerald S. Schatz, J.D.
505 N. Mill St.
P.O. Box 178
Northport, MI 49670-0178
231.632.0328
231.386.5936
Reply to: geraldschatz@charter.net

Written Correspondence

Steven and Vickie Slot

10/31/22, 10:53 AM

Village of Northport Mail - 7th Street Development



Village of Northport pc <pc@villageofnorthport.net>

7th Street Development

2 messages

Vickie slot <vickieslot@gmail.com>

Tue, Oct 11, 2022 at 9:39 PM

To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

To the Planning Commission,

We appreciate receiving notice on the 7th Street project and the solicitation of community ideas and comments.

After reviewing the materials posted online, we wanted to encourage the Village to leave the land undeveloped and natural. We own lots on 6th Street and hope to build. We often walk miles along North Shore Drive and enjoy the birds, plants, and other wildlife found there. The undeveloped wetland all along that section provides a peaceful and quiet place to enjoy lake views. The pristine beauty of Northport is served well through preservation of land in natural areas.

We understand the need for housing and to offset sewer costs, however, we do not support local governments being in the "business" of land development. We believe that is unnecessary competition with business interests and not a typical role for a government agency. Leaving the land natural is in keeping with the intent of the original donation to the village and the city plan.

Again, thank you for considering our thoughts.

Sincerely, Steven and Vickie Slot (fudgies) Not sure that is spelled correctly LOL

Village of Northport pc <pc@villageofnorthport.net>

Wed, Oct 12, 2022 at 2:44 PM

To: Vickie slot <vickieslot@gmail.com>

Received. Thank you.

[Quoted text hidden]

Written Correspondence

Ruth Steele Walker

11/15/22, 12:55 PM

Village of Northport Mail - Maude Court



Village of Northport pc <pc@villageofnorthport.net>

Maude Court

1 message

Ruth Steele-Walker <ruthsteelewalker@gmail.com>
To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

Tue, Nov 15, 2022 at 12:43 PM

To the Northport Village Planning Commission

Recently a friend of mine who lives in the village asked me to take a look at the proposed Maude Court development and give her my thoughts on the situation.

It's apparent that this is a controversial project and because of that I decided to write. What I was able to learn about this proposed development left me with more questions than answers – and these are questions that should be answered before action is taken. Those include:

- Knowing what the property is worth (the need for an appraisal and an assessment of its salability from several experts)
- Understanding the wetlands issue and how it could affect the property's development
- The cost of utilities, permits and engineering and the cost of building a road into the property

While not in the planning commission's perview, some thought should also be given as to how the increasing mortgage rates and building costs affect the viability of any development project.

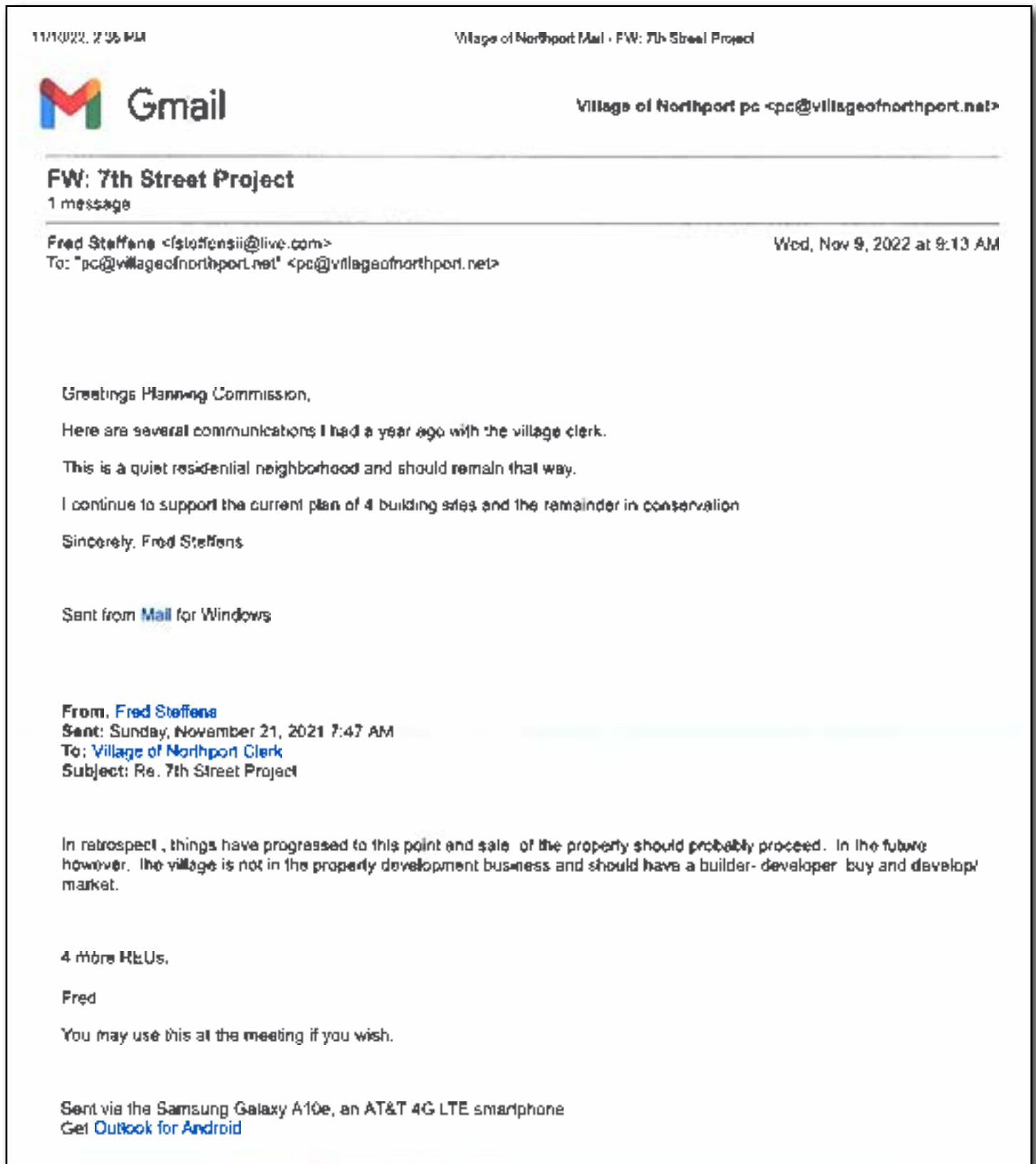
Although I am a native Northporter, I lived for 30+ years in Grand Rapids, the last 25 in a home directly across from a park. Every day of those 25 years I thanked my lucky stars that Charles Garfield had donated that land for the park and that we had an oasis in the middle of a residential neighborhood.

Thank you for the opportunity to share my thoughts.

Ruth Steele Walker
North West Bay Shore Drive
Northport

Written Correspondence

Fred Steffens



Written Correspondence

Beth Swanson

11/15/22, 12:05 PM

Village of Northport Mail - Re: [EXTERNAL] Re: Opposition To Maude Court Development



Village of Northport pc <pc@villageofnorthport.net>

Re: [EXTERNAL] Re: Opposition To Maude Court Development

1 message

Beth <eliz.swanson@gmail.com>

Tue, Nov 15, 2022 at 11:11 AM

To: pc@villageofnorthport.net

Cc: Suzanne Swanson <suzanne.swans@gmail.com>, Robbie Swanson <swansoro@gmail.com>, Christina J Swanson <cswansoprano@gmail.com>, Beth <eliz.swanson@gmail.com>, Joanne Geha Swanson <jswanson@kerr-russell.com>

Dear Planning Commission Members:

Can you please confirm receipt of this email and confirm that it has been added to the dropbox?

Thank you,
Beth Swanson

Sent from my iPhone

On Nov 14, 2022, at 12:50 PM, Beth <eliz.swanson@gmail.com> wrote:

I agree wholeheartedly with these sentiments. We all love Northport (of course) for its natural beauty. What will happen when every green space—especially protected wetlands—are covered with houses and buildings? Respectfully, I hope you will consider the full and inevitable repercussions of what will happen to our town if these wetlands are built upon.

Thank you,

Beth Swanson

Sent from my iPhone

On Nov 13, 2022, at 7:48 PM, Joanne Geha Swanson <jswanson@kerr-russell.com> wrote:

Dear Planning Commission Members:

I am writing in my capacity as a Northport homeowner to express my views regarding the proposed residential development on the Seventh Street property. I greatly appreciate the effort the Planning Commission is making to ensure that all voices are heard. I know that your task is not an easy one. I also know that public service can sometimes be a thankless endeavor. I hope you will take my comments in the spirit in which they are offered – concern, not criticism.

Our home is on North Shore Drive directly across the road from what has become known as the Seventh Street property. It appears from the Dropbox materials that the only option for the property that has been investigated to date is subdividing the area into four residential lots. While other options have been suggested, I do not see any documents in the Dropbox that reflect an investigation of those options. Respectfully, I am *opposed* to subdividing and building upon the Seventh Street property for the reasons discussed below.

Written Correspondence

Christina Swanson

11/15/22, 1:04 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development



Village of Northport pc <pc@villageofnorthport.net>

FW: [EXTERNAL] Re: Maude Court Development

Christina J Swanson <cswansoprano@gmail.com>

Tue, Nov 15, 2022 at 9:36 AM

To: pc@villageofnorthport.net

Cc: pc@villageofnorthport.net, Suzanne Swanson <suzanne.swans@gmail.com>, Elizabeth Swanson <eliz.swanson@gmail.com>, Robbie Swanson <swansoro@gmail.com>, Joanne Swanson <jojan176@gmail.com>

Dear Planning Commission Members,

I agree wholeheartedly with these sentiments, and want to emphasize the catastrophic effects that the destruction of valuable wetlands could have on our ecosystem as a whole and Northport residents in this precarious time for our environment.

On Nov 13, 2022, at 7:48 PM, Joanne Geha Swanson <jswanson@kerr-russell.com> wrote:

[Quoted text hidden]

Joanne Geha Swanson
Attorney



Kerr, Russell and Weber, PLC
500 Woodward Avenue, Suite 2500
Detroit, MI 48226
P: 313-961-0200 | F: 313-961-0388



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From: Joanne Geha Swanson <jswanson@kerr-russell.com>

Sent: Tuesday, November 9, 2021 11:57 AM

To: William Harper <wsharper@me.com>

Cc: Robbie Swanson <swansoro@gmail.com>; Suzanne Swanson <suzanne.swans@gmail.com>;

Beth <eliz.swanson@gmail.com>; Christina J Swanson <cswansoprano@gmail.com>

Subject: Maude Court Development

Dear Village Council President Wetherbee and Trustees Mr. McCann, Mr. Cook, Ms. Gale, Mr. Gremel, Mr. Harper, and Ms. Ager and

Planning Commission Chair Frerichs and Members Mr. Newell, Ms. Scott, Ms. Arbury, Ms. Wessell, Ms. Gale, Ms. Cavendish, and Mr. Caudill:

Good morning. I am writing to express my concern regarding the Maude Court development.

Written Correspondence

Joanne Geha Swanson

11/14/22, 12:17 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development



Village of Northport pc <pc@villageofnorthport.net>

FW: [EXTERNAL] Re: Maude Court Development

1 message

Joanne Geha Swanson <jswanson@kerr-russell.com>

Sun, Nov 13, 2022 at 7:47 PM

To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

Cc: Suzanne Swanson <suzanne.swans@gmail.com>, Elizabeth Swanson <eliz.swanson@gmail.com>, Robbie Swanson <swansoro@gmail.com>, Christina J Swanson <cswansoprano@gmail.com>

Dear Planning Commission Members:

I am writing in my capacity as a Northport homeowner to express my views regarding the proposed residential development on the Seventh Street property. I greatly appreciate the effort the Planning Commission is making to ensure that all voices are heard. I know that your task is not an easy one. I also know that public service can sometimes be a thankless endeavor. I hope you will take my comments in the spirit in which they are offered – concern, not criticism.

Our home is on North Shore Drive directly across the road from what has become known as the Seventh Street property. It appears from the Dropbox materials that the only option for the property that has been investigated to date is subdividing the area into four residential lots. While other options have been suggested, I do not see any documents in the Dropbox that reflect an investigation of those options. Respectfully, I am *opposed* to subdividing and building upon the Seventh Street property for the reasons discussed below.

Preliminarily,

- I ask you to consider whether mid-November is the best time to hold a public meeting for the purpose of making a decision on this important issue, given that many interested residents and homeowners have departed for the winter or are preoccupied with holiday preparations.
- Beyond that, there are significant gaps in the information you have acquired, which should alone counsel against a decision at this time.
- The Dropbox documents show that many thousands of dollars have already been spent to implement the plan to develop the property. I hope that you will nonetheless maintain an open mind and that the investment to date does not cause you to lean more heavily in the direction of development.

Written Correspondence

Joanne Geha Swanson

11/14/22, 12:17 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development

What do we lose?

As expressed in your November 2022 meeting minutes, your charge is

“[t]o make a recommendation for use of the 7th Street property currently owned by the Village. After a thorough review of available information, the goal will be to bring forward a potential plan, or plans, for uses ***that are in keeping with our Master Plan, environmental regulations, and current zoning ordinances.***”

Respectfully, the proposed Seventh Street development is not in keeping with the Master Plan. The Village of Northport’s *2012 Environmental Stewardship Assessment Future Land Use Map* designates this area as Conservation/Recreation. The *2018 Master Plan* recognizes the importance of wetlands and describes nearly the entire area as wetlands. In adopting this Master Plan a mere four years ago, Northport decided that the future use of this land would be public/quasi-public wetlands. I am wondering what has changed to warrant the Village departing from these goals?

I note that the Wetlands Delineation Report contained in your Dropbox confirms that wetlands exist throughout this acreage. It also states “Mapping maintained by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) shows wetlands identified in the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI), wetlands identified in the Michigan Resource Information System (MIRIS), and ‘soil areas which include wetland soils’ ***across the entire parcel.***” I believe this property carries a similar designation on the Leelanau County Soil Conservation/Natural Resources District map. The Delineation Report addresses EGLE’s regulatory interest and notes that permits will be required but I have learned that a prescreen has not been initiated. Is there a reason that EGLE’s prescreen assessment has not been requested?

The Wetlands Delineation map in the Dropbox notes the distinct features of this area that warrant wetlands designation. But even its value as a forested area is worthy of protection, particularly at a time when trees are such an integral aspect of carbon absorption and climate stability (and the Village is actively seeking to plant more trees). On a simpler level, we have observed nature at work in this acreage, which is habitat to deer, fox, otters, frogs, various species of birds, and other abundant wildlife.

Respectfully, it seems odd that development of this forested wetlands is being considered at a time when the importance of preserving wetlands is so much a part of our national discussion. You may have heard of the recently published book, *Fen, Bog & Swamp* by

Written Correspondence

Joanne Geha Swanson

11/14/22, 12:17 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development

Annie Proulx, which addresses our rapidly disappearing ecosystems. In an interview, Ms. Proulx remarked

“People insist on thinking of the natural world only in terms of utility to humanity. We don’t see ourselves as part of this system, but as lords and rulers of the natural world.”

This is a sad commentary; my sincere hope is that we do not fall prey to that way of thinking here. But even if we insist that wetlands will only be permitted to exist if they benefit humans, they most certainly do. The *Michigan Municipal Wetlands Alliance* states that wetlands “provide nutrients in water food cycles,” “are a source of valuable watersheds and ground water supplies,” “control the negative effects of storms, floods, pollution, and erosion by absorbing water and filtering chemicals and silt.” Similar benefits are noted in *Northport’s own Master Plan*, which recognizes the threats to wetlands and their protected status:

“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 ... 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 ...”

All of these benefits would be lost through development. I am wondering whether this Planning Commission has investigated and studied the result of this loss. If so, I do not see it reflected in any of the Dropbox documents.

Joanne Geha Swanson

11/14/22, 12:17 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development

What do we gain?

I have perused the Dropbox documents in an effort to determine the impetus for development. The only offsetting gains I have gleaned are the sale price of the property (offset to a great extent by development costs), four additional sewer hook-ups, and taxes. You are likely aware of the residential building that has occurred on private land on North Shore Drive in the last couple of years. All of these many large new homes have presumably accessed sewer hook-ups and added greatly to the Village tax base. There are at least four lots in a cul-de-sac off Fifth or Sixth that were surveyed for construction several years ago but not built upon. Would that not be a better source to pursue if sewer hookups and taxes are the goal? And we all know that despite the Headlee Amendment the Village tax base has grown through increased property values. Is there truly a problem with the Village's operational budget? If so, I did not see it reflected in the Dropbox documents.

There was a mention of affordable housing as a possible benefit to developing the Seventh Street property. The Maude Court homes will not be affordable in the sense for which that term has been commonly understood. If that is the driving force, which it does not appear to be, there must be other unforested/non-wetlands property within the Village that can be used for this laudable purpose. Is there not a mixed used development (including affordable housing) in the works? I have heard this but have not investigated.

It would be helpful if you could clearly convey to the public the reasons for instigating this project in 2019 (just a year after adoption of the Master Plan). It goes without saying that you are making a decision not just for the expedience of today but for future generations of Northport residents and visitors. What will they say about the decision you make? Is it a decision that you will be proud of in the years to come? In other words, will the additional funds that will be received for sewer hook-ups and taxes, in the long run, be worth the elimination of this forested wetlands habitat?

How will the development affect surrounding property owners?

The Seventh Street/Maude Court area is approximately six acres in size and it drains at least in part through culverts on either side of my neighbor-to-the-north's property, one of which empties into the Bay between our properties. From what I can tell, there are also underground drainage pipes that empty through the seawall just past the line between my property and my neighbor-to-the south's property. I believe the Village has an easement for the drainage

Written Correspondence

Joanne Geha Swanson

11/14/22, 12:17 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development

culverts. But will the drainage burden increase with development and is that increased burden contemplated by the easements?

Development will replace permeable soils and plants able to absorb water with impervious surfaces such as roads, driveways, and rooftops. Where will this water go? Will it flow downward, across neighboring properties to the Bay? I have not seen anything in the Dropbox that addresses the effect that development will have on neighboring property owners. I have already spent at least \$5,000 to protect our home and crawl space from water, moisture, and mold. My neighbor (with a larger home) has spent at least \$20,000. We know water ebbs and flows. Just a few years ago, there was a marsh adjacent to our beach. The marsh, along with the beach, disappeared with rising water levels but is re-emerging now. On the Seventh Street property, there are creeks and other drainage pathways that head in our direction. Is there a plan that accounts for the natural conditions of this property from year to year and anticipates what the impact of development will be? I have not seen any such documents in the Dropbox.

What information have you gathered regarding alternative options?

As mentioned above, I do not see many documents in the Dropbox that reflect any studied investigation of the other options. What have you learned about those options?

If the Village is intent on realizing funds from the sale of the property, would it consider selling the property to a non-profit association of one or more surrounding landowner[s] and allowing the association to hold the property in its natural state tax free for a designated period of time (5-10 years) while the natural evolution of the property can be observed?

Questions regarding the deed restrictive

From what I gather, the Village now believes that the original restrictions that were on the property when it was deeded to the Village have been released through a process by which the Village deeded the property to the DNR and then received a deed back from the DNR without restriction. Am I understanding this correctly? If not (and I am again speaking only as a homeowner and profess no specialized knowledge on this issue), it would be helpful if you could explain how the original purpose for which the property was deeded to the Village has been superseded.

TH 1

Written Correspondence

Joanne Geha Swanson

11/14/22, 12:17 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development

Joanne Geha Swanson

Joanne Geha Swanson
Attorney



Kerr, Russell and Weber, PLC
500 Woodward Avenue, Suite 2500
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kerr-russell.com

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From: Joanne Geha Swanson <jswanson@kerr-russell.com>
Sent: Tuesday, November 9, 2021 11:57 AM
To: William Harper <wsharper@me.com>
Cc: Robbie Swanson <swansoro@gmail.com>; Suzanne Swanson <suzanne.swans@gmail.com>; Beth <eliz.swanson@gmail.com>; Christina J Swanson <cswansoprano@gmail.com>
Subject: Maude Court Development

Dear Village Council President Wetherbee and Trustees Mr. McCann, Mr. Cook, Ms. Gale, Mr. Gremel, Mr. Harper, and Ms. Ager and

Planning Commission Chair Frerichs and Members Mr. Newell, Ms. Scott, Ms. Arbury, Ms. Wessell, Ms. Gale, Ms. Cavendish, and Mr. Caudill:

Good morning. I am writing to express my concern regarding the Maude Court development.

Our property is on North Shore Drive, directly across the street from this wetlands area. The culvert that directs the flow of water from the wetlands property to the Bay runs through our neighbor's property. When we purchased our home, we were told that the across-the-street property was wetlands and would not be built upon. It is certain that any disruption to the drainage path of the wetlands will potentially affect our property as well as our neighbors on both sides.

Written Correspondence

Joanne Geha Swanson

11/14/22, 12:17 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development

My family is greatly opposed to this development, which will not only adversely impact drainage in the area but also the beauty and abundant wildlife that inhabits this forested environment. The Village is proceeding in the opposite direction of many communities, which in this time of climate change, recognize the importance of preserving the natural drainage patterns made possible by precious wetlands. Indeed, wetlands preservation has long been the policy of the natural resources division of our State.

I have been contemplating a FOIA request for all documents relating to the development of this area because I do not understand when or why this wetlands area was redesignated for development. Wetlands continue to appear on the updated map. My property is directly affected by the redesignation but I do not recall ever receiving any information about that redesignation or notice of any hearings related thereto.

I recognize that it is not easy to be an elected official these days and I greatly appreciate all that you do for the Village of Northport. I know that you have the best interests of the community at heart. But there is no downside to slowing down this process until all voices can be heard, questions answered, and concerns abated. From my experience, that will go a long way to avoiding unintended consequences down the road.

Sincerely,

Joanne Geha Swanson
Attorney



Kerr, Russell and Weber, PLC
500 Woodward Avenue, Suite 2500
Detroit, MI 48226
P: (313) 961-0200 | F: (313) 961-0388



kerr-russell.com

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Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street



Nicole Arbury <narburynptpc@gmail.com>

FW: Seventh Street

1 message

Joanne Geha Swanson <jswanson@kerr-russell.com> Wed, Apr 19, 2023 at 3:39 PM
To: "narburynptpc@gmail.com" <narburynptpc@gmail.com>, "bobceng@att.net" <bobceng@att.net>, "jwoomer1@gmail.com" <jwoomer1@gmail.com>, "kathy.wessell@gmail.com" <kathy.wessell@gmail.com>, "jgalenptvc@gmail.com" <jgalenptvc@gmail.com>, "lcavendishnptpc@gmail.com" <lcavendishnptpc@gmail.com>, "danielcaudill@me.co" <danielcaudill@me.co>

Joanne Geha Swanson
Attorney



Kerr, Russell and Weber, PLC
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kerr-russell.com

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From: Joanne Geha Swanson <jswanson@kerr-russell.com>
Sent: Tuesday, April 18, 2023 11:29 PM
To: pc@villageofnorthport.net
Cc: Robbie Swanson <swansoro@gmail.com>; Elizabeth Swanson <eliz.swanson@gmail.com>; Christina J Swanson <cswansoprano@gmail.com>; Suzanne Swanson <suzanne.swans@gmail.com>
Subject: RE: Seventh Street

Dear Ms. Scott:

Please share the below email and attachments with the Planning Commission members in conjunction with the April 19, 2023 Planning Commission meeting. Please also include this email and attachments with the Seventh Street correspondence.

Thank you.

Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

Dear Planning Commission Members:

I am writing to address the draft rubric documents for Proposed Use 1 and 3 that appear in the April 19, 2023 meeting packet relating to the Seventh Street property.

Over the past year and a half, I have expressed my opposition to what is now known as **Proposed Use 3**. I won't repeat again the many reasons I oppose development but I would like to address certain aspects of the rubric responses.

- On page 1, under the heading Master Plan Goal, the first point is "*Protect the area's natural beauty, open space, environmentally sensitive features, ...*" I believe the answer to this point, which is "*This proposed use does not align with this goal,*" is highly inadequate. Not only does Use 3 "not align with this goal," it is destructive of, and completely undermines, the goal. The same is true of Master Plan Goals five and six. Proposed Use 3 opposes, undermines, and is anathema to the goal of "*encourage energy conservation*" and "*conserve natural resources.*"
- On page 1, under the heading Master Plan Goal, the third point is "*Encourage the provision of adequate and affordable public utilities and services,* which is answered "*Good alignment. Increasing the number of residences that are hooked up to the village sewer spreads the operating costs over more users, Hookup fees will help to pay off the sewer debt.*" I disagree. At best, there would be four additional hookups, not enough to make a difference and certainly not worth the price the Village will pay for destroying this natural wetlands environment.
- On page 1, under the heading Master Plan Goal, the fourth point is "*Encourage affordable housing and diversity in housing types and lifestyle.*" The rubric answers, "*This proposed option may align well with this goal if the 7th Street portion of the property is developed into affordable housing.*" I disagree. Given the property appraisals, it is unlikely that Proposed Use 3 will result in affordable housing. A developer will seek to maximize profits by building large luxury homes on the sites.

Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

- On page 2, under the heading Recreation Plan Goal, the fourth point is to “*preserve and maintain the scenic and natural open areas within the village.*” It is answered “*Keeping a portion of this area undeveloped achieves alignment with this Master Plan goal.*” I disagree with this response, which ignores the greater impact of Proposed Use 3; any developer who purchases the property will be incentivized to maximize profits by building upon as much of the property as possible. This should be plainly acknowledged. The answer should recognize that Proposed Use 3 completely undermines this goal.
- On page 2, the answer to “*Any applicable Federal or State Regulations*” fails to explain that there absolutely are state and federal environmental regulations that would control the development of this property. It is not just that “*some State and Federal agencies ... could argue ...*” The Village’s own Wetlands Delineation Report identifies at least 3-4 applicable regulatory bodies that will have to be consulted regarding development of this property.
- On page 2, I appreciate the answer to *Describe the Environmental Impact* but I do not think it goes far enough in assessing the true detrimental impact of Proposed Use 3, principally because the environmental impact has yet to be investigated, studied, or delineated. Nor have I seen a serious evaluation of the tremendous benefits wetlands provide to a community.
- One page 3, the answer to *Unanswered Questions About the Proposed Use* is inadequate. A big unanswered question is the impact that development and filling in of the wetlands will have on surrounding property owners and any related costs. Also unanswered is how development will impact the wildlife that inhabits the area, how water filtration will be impacted, how carbon absorption will be hindered, etc.

As for **Proposed Use 1**, I fully support leaving the property in its natural state. I believe that your rubric could provide more information on the benefits natural wetlands provide. To that end, I am attaching several articles that discuss the value of wetlands. Here are a few interesting points from the articles:

- An acre of wetland can store 1-1.5 million gallons of floodwater.
- Up to one-half of North American bird species nest or feed in wetlands.
- Although wetlands keep only about 5 percent of the land surface in the coterminous United States, they are home to 31% of our plant species.

Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

- Once wetlands are lost through development, the loss of their functions and values is often irreversible.
- The social trap of assigning value to wetlands ... is that it will always be possible to find a more profitable use for the land if short-term economic analyses are made.
- After being slowed by a wetland, water moves around plants, allowing the suspended sediment to drop out and settle to the wetland floor. Nutrients from fertilizer application, manure, leaking septic tanks, and municipal sewage that are dissolved in the water are often absorbed by plant roots and microorganisms in the soil. Other pollutants stick to soil particles. In many cases, this filtration process removes much of the water's nutrient and pollutant load by the time it leaves a wetland.

In *Ecological Economics, The Value of Wetlands*, the authors state, "While wetlands do provide economic 'payoff' to individuals ... most of the services of wetlands accrue to the public at large. Thus wetland protection is, properly, the domain of a representative government working in concert with private landowners."

Similarly, in *Wetland Functions, Values, and Assessment*, the authors conclude, "If any hope remains for preserving the Nations wetland resources, it depends upon obtaining public support. Public support can be won if scientists can explain clearly how wetlands function, how they interact with their surroundings, and how their functions can benefit society."

I am concerned that the science of wetlands is absent from the rubrics and the study of this issue in general. The Village has purchased property appraisals; it has spent money on surveyors, road design, and tree removal. Would it not also be wise to retain a wetlands expert to fully advise the Village regarding these issues?

Finally, for what it's worth, I have attached an article prepared by the Great Lakes News Collaborative that contemplates Michigan's climate-ready future with wetland parks, less cement, and roomy shores. The article notes:

Pre-industrialization, much of Michigan was covered in wetlands that served as nature's sponges, absorbing rainfall. But as population and industries grew, large swaths were filled in for farms and development. Covering porous soil with concrete and asphalt sends rain streaming into streets, sewers and neighborhoods, where it sometimes floods homes, overtakes infrastructure and raises water treatment costs.

Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

“We can turn back the clock, in terms of urban development,” ... transforming cities with vast acreages of paved land that no longer serve a purpose, from Detroit to Milwaukee, into “garden cities” where large urban parks double as stormwater retention ponds...

... [C]ommunities save big on water treatment by “treating the rain where it falls,” allowing natural filtration in the earth to strip away sediment and toxins ...

How fortunate we are that all of this is happening naturally on the Seventh Street property!

I know you have said you will not take a position on which Proposed Use the Village Council should adopt but I urge you to reconsider that approach. If not you, then who? You are the Planning Commission. You have the ability to influence the outcome of this process in a way that will benefit future generations of Village residents for years to come. You have overwhelming public support for leaving the property in its natural state. Please consider taking a stand.

Thank you for your hard work and for patiently (and respectfully) listening to the residents.

Sincerely,

Joanne Geha Swanson

Joanne Geha Swanson
Kerr, Russell and Weber, PLC
500 Woodward Avenue, Suite 2500
Detroit, MI 48226
Telephone: (313) 961-0200
Fax: (313) 961-0388
Email: jswanson@kerr-russell.com
Web: www.kerr-russell.com

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Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street



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Detroit, MI 48226
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From: Joanne Geha Swanson <jswanson@kerr-russell.com>

Sent: Tuesday, January 17, 2023 10:35 PM

To: pc@villageofnorthport.net

Cc: Robbie Swanson <swansoro@gmail.com>; Elizabeth Swanson <eliz.swanson@gmail.com>; Christina J Swanson <cswansoprano@gmail.com>; Suzanne Swanson <suzanne.swans@gmail.com>

Subject: Seventh Street Timeline

Dear Ms. Scott:

Please share the below email with the Planning Commission members and place it in the Seventh Street Dropbox. Thank you!!

Dear Planning Commission Members:

Public Hearing

In reviewing the Planning Commission documents relevant to the January 18, 2023 meeting, I noticed a document titled **Planning Commission Work (Summary as of 1-12-23)**. As to the 7th Street property, it provides a timeline which begins with a February 2022 entry, continues through other timed points, and concludes with the following future undertakings:

Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

Begin drafting PC report to VC (February 2023)

Finalize PC report to VC (March 2023)

Present PC report to VC (April 6, 2023)

Develop plan to present to community

Public Meeting

Village Council makes final determination

Shouldn't the Planning Commission's report be presented to the community for input - and a public hearing held - *before* the report is finalized and presented to the Village Council?

Holding a "public meeting" after the report/plan is finalized would seem to moot the intent of a "public hearing" as a forum for community discussion. And it seems inconsistent with the "Trustee's Report to the Village Planning Commission" dated January 2023, which states:

Trustee/Commissioner Gale presented the four land use proposals for the 7th Street property defined by the Planning Commission. Trustee/Commissioner Cavendish created visual aids to assist the audience in visualizing the options.

The most recent evaluation tool was shared with the Trustees as well as the plan to proceed with the evaluation process. The Trustees asked the PC to eliminate the four lot single

-family residential division. The evaluation tool and plan to proceed were accepted with the

caveat that the public hearing be held in April/May when more residents are in Leelanau.

Doesn't that highlighted language mean that the "caveat" (a public hearing to be held in April or May and not just a public meeting) should be held before the "plan to proceed."

I ask these questions with the utmost respect for the work you are doing. The Seventh Street property has generated a great deal of community interest and concern. In my view, a public hearing should be held before your report is drafted and finalized to avoid the perception that the hearing is merely pro forma and will not affect the outcome.

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

Evaluation Tool

I have previously commented about the evaluation tool the Planning Commission has devised to evaluate options for the Seventh Street Property and I will not repeat those comments here. However, it seems that important pieces of information are necessary to complete that rubric.

- For example, there is a section that addresses “***Any applicable Federal and State Regulations***,” which some of us have discussed and inquired about in comments and correspondence to the Planning Commission and the Village Council. The Wetlands Delineation Report conclusion states “Based on its proximity and connection by drainage to Lake Michigan, the wetland is regulated under Part 303 of the Michigan Natural Resources and Environmental Protection Act , P.A. 451 of 1994. Any development within the wetland will require a permit from EGLE. The USACOE might also claim jurisdiction and require a permit jointly with EGLE. A Soil Erosion and Sedimentation Control Permit will be needed from the Leelanau Conservation District.” I certainly may have missed it, but I do not see any information, nor have I heard the Planning Commission discuss, how the applicable federal and state regulations would apply to the development of this property and *whether the Seventh Street options you are considering would comply with those regulations.*
- Another section of the rubric states “***Describe the Environmental Impact.***” This is an important question. What sources of information are available to the PC to answer this question?
- Yet another section asks “***Does the project remedy an Existing Deficiency, explain[.]***” In a prior email to the PC Dropbox, I asked about the impetus for developing the Seventh Street property. How and why did this begin? I still do not have a clear understanding of this. I continue to believe that in the interest of transparency, your report should clearly delineate the reason this “evaluation” (for lack of a better word) was initiated nearly six years ago. Is there some deficiency that the options the PC has identified will resolve?

Removal of Deed Restrictions

I previously inquired about the manner in which the restrictions on the property had been removed. I was referred to a letter (email) in the Dropbox from the lawyer consulted about

Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

the deed. But that email begins with a “brief disclaimer” that the lawyer did not have, and has not reviewed, the May 26, 1941 deed that “established the DNR’s right of reversion restricting the 7th street property to park purposes.” While the lawyer opines that the restriction for park purposes was removed by a 2018 Quit Claim/Release of Reverter, he asked for a copy of the earlier deed or other documents or agreements that might alert him to other restrictions. Were those documents ever provided to tie up the loose end? I do not see that original deed in the Dropbox.

The Quitclaim Deed which releases the reverter restrictions is in the Dropbox. It quitclaims the property “for Public purposes ...” Is the sale of the property to a private developer for subdivision and sale a “Public purpose?”

The deed also contains provisions stating

- if the property is sold, the proceeds from any such sale in excess of expenditures shall be accounted for to the State and local units of Government pro rata ..., and
- the State of Michigan reserves the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, ...

I do not know what these provisions mean or are intended to convey, but would this not be something that the Planning Commission should explore and understand (particularly if the impetus is monetary gain)? I have not heard any discussion (or seen any documents) that discuss the meaning of these terms.

Thank you for considering my questions.

Sincerely,

Joanne Geha Swanson

Joanne Geha Swanson
Attorney



Kerr, Russell and Weber, PLC
500 Woodward Avenue, Suite 2500

Written Correspondence

Joanne Geha Swanson

4/19/23, 3:51 PM

Gmail - FW: Seventh Street

Detroit, [MI 48226](#)

P: 313-961-0200 | F: 313-961-0388



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4 attachments



The value of wetlands_ importance of scale and landscape setting - ScienceDirect (D1816368xA18F1).pdf
1081K



Wetland Functions, Values, and Assessment (D1816367xA18F1).pdf
797K



Functions Values of Wetlands (D1816369xA18F1).pdf
409K



Michigan#s climate-ready future_ wetland parks, less cement, roomy shores (D1816370xA18F1).pdf
3664K

Written Correspondence

Robert Swanson

11/15/22, 12:08 PM

Village of Northport Mail - Opposition to Maude Court Development



Village of Northport pc <pc@villageofnorthport.net>

Opposition to Maude Court Development

1 message

Robert Swanson <swansoro@gmail.com>

Tue, Nov 15, 2022 at 10:34 AM

To: pc@villageofnorthport.net

Cc: Christina J Swanson <cswansoprano@gmail.com>, Elizabeth Swanson <eliz.swanson@gmail.com>, Suzanne Swanson <suzanne.swans@gmail.com>, "Swanson, Joanne Geha" <jswanson@kerr-russell.com>

Dear Planning Commission Members:

I am following up on my email below. Please confirm receipt of this email and that my view expressing opposition to the Maude Court Development has been added to the Dropbox.

Best,

Robbie Swanson

On Mon, Nov 14, 2022 at 12:50 PM Robert Swanson <swansoro@gmail.com> wrote:

Dear planning commission members:

I echo the below comments as a concerned member of the Northport community

Best,

Robbie Swanson

On Sun, Nov 13, 2022 at 7:48 PM Joanne Geha Swanson <jswanson@kerr-russell.com> wrote:

Dear Planning Commission Members:

I am writing in my capacity as a Northport homeowner to express my views regarding the proposed residential development on the Seventh Street property. I greatly appreciate the effort the Planning Commission is making to ensure that all voices are heard. I know that your task is not an easy one. I also know that public service can sometimes be a thankless endeavor. I hope you will take my comments in the spirit in which they are offered – concern, not criticism.

Our home is on North Shore Drive directly across the road from what has become known as the Seventh Street property. It appears from the Dropbox materials that the only option for the property that has been investigated to date is subdividing the area into four residential lots. While other options have been suggested, I do not see any documents in the Dropbox that reflect an investigation of those options. Respectfully, I am *opposed* to subdividing and building upon the Seventh Street property for the reasons discussed below.

Preliminarily,

Written Correspondence

Suzanne Swanson

11/15/22, 1:05 PM

Village of Northport Mail - FW: [EXTERNAL] Re: Maude Court Development



Village of Northport pc <pc@villageofnorthport.net>

FW: [EXTERNAL] Re: Maude Court Development

Swanson, Suzanne S. <Suzanne.Swanson@wilsonelser.com>

Tue, Nov 15, 2022 at 12:17 PM

To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

Cc: Elizabeth Swanson <eliz.swanson@gmail.com>, Robbie Swanson <swansoro@gmail.com>, Christina J Swanson <cswansoprano@gmail.com>, Suzanne Swanson <suzanne.swans@gmail.com>, Joanne Geha Swanson <jswanson@kerr-russell.com>

Dear Planning Commission Members:

I echo these sentiments wholeheartedly.

Joni Mitchell said it best:

"They took all the trees

Put 'em in a tree museum

And they charged the people

A dollar and a half just to see 'em

Don't it always seem to go

That you don't know what you've got

Till it's gone

They paved paradise

And put up a parking lot."

- Big Yellow Taxi

I am vehemently opposed to the proposed development. Please do not develop our precious, rare, and beautiful wetlands and forest. Please think about the long-term environmental repercussions of such development, which far outweigh any short-term financial "gains" you might think this proposed development presents. And yet, *even from a financial perspective*, such development is short-sighted. The very reason that people are drawn to live and vacation in beautiful Northport is for its abundant natural beauty. What will happen when you "pave paradise, and put up a parking lot?"

Sincerely,

Suzanne S. Swanson
Attorney at Law
Wilson Elser Moskowitz Edelman & Dicker LLP
150 E 42nd Street
New York, NY 10017
212.915.5971 (Direct)
313.212.3446 (Cell)
212.490.3000 (Main)
212.490.3038 (Fax)
suzanne.swanson@wilsonelser.com

Written Correspondence

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

Written Correspondence

Jane and Mark Voight

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 we 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

Written Correspondence

Pat and Lori Wilson

11/15/22, 1:03 PM

Village of Northport Mail - 7th street property



Village of Northport pc <pc@villageofnorthport.net>

7th street property

1 message

Lori Wilson <loriwilson4474@gmail.com>

Tue, Nov 15, 2022 at 12:40 PM

To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

Thank you for asking the village residents for input on the future on the 7th street property.

Because the land was donated with the stipulation of it being used as a park, we believe it should continue to operate as a park. We do not agree with placing a subdivision there and selling the lots for profit.

Our parents built a home on 7th street in 1995 and we have quite fond memories of taking our children to ice skate on that village property.

Unfortunately, we also have memories of feeling very unwelcome to access the 7th street end-of-road access. A designated park nearby would give residents an opportunity to gather together and share a joyful space near their homes. A space that would be free of the negative energy that has long been suffered by many of us on that road-end.

Sincerely,
Pat and Lori Wilson

--
Lori Wilson

Written Correspondence

John and Kim Zevalkink

11/14/22, 12:15 PM

Village of Northport Mail - Fwd: To the Northport Village Planning Commission Members,



Village of Northport pc <pc@villageofnorthport.net>

Fwd: To the Northport Village Planning Commission Members,

1 message

Kim Zevalkink <kaz@zevalkink.com>

Sun, Nov 13, 2022 at 7:39 PM

To: "pc@villageofnorthport.net" <pc@villageofnorthport.net>

Kim Zevalkink
Sent from my iPhone

Begin forwarded message:

From: Kim Zevalkink <kaz@zevalkink.com>

Date: November 13, 2022 at 1:03:53 PM EST

To: PC Northport <pcvillageofnorthport.net@poplaridgepartners.onmicrosoft.com>

Subject: To the Northport Village Planning Commission Members,

To the Northport Village Planning Commission Members,

We are not in favor of development of the 7th Street/Maude Ct. land.

We believe any development will have a negative impact on the fragile wetlands.

We own the lot North/East of the proposed development. We are very aware of the vast amount of water that filters through the wetlands in question, which eventually runs down into Northport Bay.

Sincerely,
John Zevalkink
Kim Zevalkink
10578 North Shore Drive
Northport, MI 49670

Sent from my iPad