Comments

Question 1
003 Own land beneath residence in village
005 In ten years hope to convert the home we own to either affordable sold home with Peninsula Housing or affordable rental thru Peninsula Housing with an 89 year lock on affordability.
014 Vacant property with desire to build and rent (current) Possible business with short term rental(s) (future)
017 Who really knows what's coming. Make me younger! (future)
020 When I die, my 3 daughters will become owner and stay in Northport. (future)
032 Retired and volunteering (future)
037 Remain retired in the village and volunteer
063 I have done quite a few things in the village. Have been very involved in the village for years. Disgusted with the new, ridiculous idea of "open containers" in the village during the day. Whose idea was that?
069 Also own a commercial building that I rent out to year round office business
071 I'd like to be still living in the residence I own in the Village! (future)
085 Own property in the village (vacant) (future and present)
094 Rent from my parents
100 Retired 4th generation on this property (current) Living! (future)
OL3 My mom owns a house in northport. Continue to visit our family home in northport.
OL11 Active community volunteer.
OL12 To be alive. (And, if I am, I will semi-retire there, living 50% in Northport and 50% in my primary residence.)
OL21 Own long-term rental property in Village. Own my own home-based business in Village.
OL27 Live on Gills Pier On the board of Northport Arts Association.
OL32 Continue to own and live here.
OL33 Rent two homes long term to two people who work outside the village .

Question 4
005 Affordable housing for those who live here 10 months or more a year - especially those who work here or have retired from working here.
014 The ability to rent short term
026 Affordable housing
044 Dark Sky park #3
046 Friendliness, civility "quiet" environment.
063 Rethink the "open carry" decision. How far down can we get? All done at a time of year people were south and spring vacation for the kids!
080 Grocery store
081 Affordable housing
083 Attainable housing
084 Restaurants if not part of "shopping" above
086 #1 Workforce housing
087 More restaurants

097 Housing for summer employees.
100 Limit and enforce short term rentals
102 Like trails
104 #1 lowering the cost of the sewer per household, have it metered.
105 Sidewalks everywhere in the village!
106 No Timber Shores

Question 5
005 Increase in those who live here year round with a balance of those working and those retired.
016 More young families to attend the school
018 Intentional growth, to support local business.
019 I believe we need diversity in the population. Not all retirees. We need families, bull time. That requires real employment opportunities that people can live on.
021 It would be nice to see enough people to support the restaurants and businesses. It would also be nice if there were affordable apartments to help with the staffing shortage.
024 But I would like it to remain basically stable (population), while providing some housing for seasonal and year round service workforce.
026 The village's survival depends [on] our capacity to house the folks that work in the village.
042 Slow, steady growth is desirable for economic reasons and sustaining school population.
043 Based on 10 year duration est. a ten percent increase.
044 Respect Northport as a unique, authentic small town: fresh air, quiet, wildlife - protect these as environmental challenges continue through our nation.
045 We need more winter season residents. Slow steady growth is best.
051 Village should incorporate with the township.
057 Would like to encourage young families to move here, not necessarily retirees with no ties to Northport but some balance to grow schools and younger families.
058 In order to maintain businesses in village an increase in year round residents is needed. Based on housing costs and availability I do not see the village population increasing.
062 No short/long term rentals.
063 What I would like is impossible. Northport is a pretty complete village with much charm. Some have helped it stay that way, no matter what changes happen. It's ambiance is due to careful planning in visible, useable things and reference to good taste such as building style, harbor care, added amenities, except for a few.
071 I'd prefer to have year round neighbors, not rentals. Of the 8 homes closest to me that I can see from my windows, 4 are rentals empty most of the time, 4 are inhabited.
080 Affordable housing would be great. OK if that increases the population of the Village.
081 Slow growth would be ideal.
082 Many residences in the village have become seasonal or homes for older/retired folks, especially in recent years. I'd love to see more families or younger adults be able to reside in the village.
083 Too many homes purchased for short term rentals - there needs to be a cap on this.
084 The population has not varied by more than 10% since the 1940 census. We need smart growth to maintain & improve services & infrastructure.
086 Would like to see younger families be able to move to NP.

090 Growth is inevitable so control the growth with properly developed and implemented zoning. Enforcement has to happen. STR's are not growth in the community.
091 Workforce housing needs to happen
094 Increase for the summer residents, but decline in year round residents. I would like to see more possibilities for year round residents to live here.
097 The Village needs more working age residents to sustain the sewer system & provide employees to local businesses.
099 Increase enough to bring in year-round residents with families
100 With construction costs & interest costs so high, I don't expect much change.
104 Have Northport attract people with families, provide affordable housing while preserving the character of Northport.
109 There needs to be affordable housing for workers and families otherwise the village will die.
110 With no housing the village can't grow. Affordable housing is the key to seeing Npt grow w/ young families.
OL1 I would like to see the year round working class be able to live and increase in the village and township.
OL5 A healthy village requires diversity, pride, and opportunity. I don't want our village to be dependent upon seasonal vacationers or recreational drugs and alcohol sales. Community events that emphasize the our strengths and offer opportunities to improve any weaknesses help us figure out what our village members want and need. I don't want our village to wither on the vine, but I also don't want to be overrun by short-term renters or people who may not feel the same sense of responsible stewardship that I do.
OL7 The rise of remote work, new wealth creation down-state, and declining quality of life in cities means that communities such as Northport will continue to be attractive for second-home, retirement, and possibly primary home settlement. I hope Northport receives more visitors during the summer and in the spring/fall to support local businesses and enjoy village amenities. If the village were to grow, I would support policies and ordinances that encourage year-around residency, to balance the increase of vacation homes and rentals. Northport's opportunity is to do development differently that complements and distinguishes itself from more heavily developed areas. We should be cautious, for example, about supporting development that could turn Northport into a second Sutton's Bay. Sutton's Bay and its amenities are excellent to have nearby; we don't need to duplicate them. Continue to give people distinct reasons to come here rather than elsewhere.
OL11 At least I think the *summer* population will increase. Not sure about year-round
OL12 This comment is for the OTHER selection on Question Number 5: Affordable Housing is not listed and it's a priority for me
OL16 I believe the Township population will increase.
OL18 It seems the trend is for younger people to move away. They need employment at livable wage and things to do year round. Stay the same or slight increase.
OL20 It's less a matter of what we would like and more a matter of what is realistic. It's bound to increase and young adults and families will need reasonable housing. Planning for that eventuality is critical.
OL21 Very slow growth, please.
OL22 If it increases I hope not by a lot
OL25 It has become a retirement community.
OL29 If we can't figure out affordable housing for young people and families and work opportunities for them here in the Village, they will move away to where they can be employed and afford to live. That will

leave all of us old people here who will be "moving" to cemeteries sooner, rather than later. Young people and children are the future and we should be making this Village a welcome place for their presence.
OL31 If the current rate of short term rentals isn't capped it will continue to reduce the number of full time residents. Increase year round residents.
OL32 It's becoming too costly for families with children to live here. Helpful community resources have been removed from the village and are continuing to be cut from the budget. Eventually it may cause a shut down of the village office workers as their concern for what helps the people has been lost. There's a delicate balance of children and adults needed to keep the community school in operation. It would be nice to have a few more families with young children in the village
OL33 Many residents are retirees. What is drawing families and 50 something's to the Village as $650k+ homes come on the market over next couple of years. Is there a purposeful plan to draw the type of demographic that can sustain these large vacation homes?
OL35 There is no place for people to live or work that are part of the working class. Young families would be good for the village.

Question 6
006 Tourist accommodations south of Village of Northport
010 Keep it an historic community
012 ADU Additional dwelling units on existing residential to accommodate 2nd income from renting to service industry staff, for seasonal staff -short term ~ use for visiting family/friends -long term ~ use for long term housing for extended family -short term~use for tourist/wedding support and guest rental
014 [Tourist accommodations in residential areas] is my desire to provide and the only thing that deters it is I don't want to build and then not be allowed to airbnb or rent it.
017 Subsidized housing, ie housing for poor people or rent control.
022 Stop short term rentals
024 Multifamily or apartments but NOT a 42 unit option. Smaller, more distributed building.
030 More boat trailer parking spaces at marina boat launch or close by - in walking distance.
038 Get a Doctor, MD and a Dentist in Northport. Very important to this town.
042 Restrict or regulate short term rentals.
043 4-plexes
044 Whatever works - but only Brownfield not Greenfield development.
046 Perhaps multi-family outside Village limits.
063 [Attainable/affordable housing] fitting the village, houses, etc. in taste and "period." [Single family homes] A community of small houses, 6 or so, attractive. I have photos. An attractive midsize apt. Bldg. in a style that fits the village architecture we have at the moment. Need a good architect of private residences instead of a large, commercial company that builds apts. There are some excellent architects locally. Hallmark is an excellent builder. Has done our Npt. harbor building, art building, golf course bldg & NPG building (too large).
066 None of the above
068 Tiny house lots
077 #3 Accessory Dwelling Units
078 I would not want any of the others in the Village [selected only single family homes and condominiums]
084 NO mobile home community! NO mobile homes!

090 Develop zoning areas for tourist accommodations (hotels, motels, etc.) in non-residential areas.
100 Need lower cost options. [Single family homes] since what we already have!
109 The optimum solution would be businesses with residences above them. Existing structures could be converted to this format and new ones could be required to conform to this. Without year round families there will never be a community heere. Just hermits and tourists in summer.

Question 7
018 No! [Businesses located next to or intermingled within residential lots (home-based occupations)]
022 Only 1 story above commercial businesses
046 [Commercial businesses with residential units above] like the Pennington Store. [Light industry] mainly outside the Village.
063 Several sml stores w. Res. units above
066 None of the above
069 Including more residential units attached to shops.
080 [Light industry] If there is affordable housing to support this.
083 Not 2 stories, but like Bohemian Cafe or Boutiques by Mary Kent.

Question 8
004 I don't understand how to respond to this question
009 Both are vital and Village balances well. We do need houses on 7th St.
012 Do not cut down trees Maximize density in the core increase density in core
013 Do not tear down any wooded areas for development. Build new development on existing vacant lots only.
015 Any changes should not effect (sic) current residents by pricing them out of the Village also young people.
016 False trade off
017 Less signage: There are signs that direct one to the business district? And the beach? You are there already! Refine existing development - no more development for development's sake. Progress doesn't always mean development.
018 All development should protect natural resources. It isn't one or the other!
019 There needs to be respect and intent for designated appropriate space for both. Willy/nilly is not a strategy.
021 Developing the waterfront more will not hurt Natural Resources. Never understood why the primo location of the Pier Group could not be developed into something awesome.
024 I think more development of the Village is overrated. I would support all attempts to maintain a small character, healthy FEW businesses and modest amount of workforce housing.
026 There is a lot of protected, preserved and park land in the county already. We need affordable housing options for the people that work here.
028 You can do both at the same time.
032 Preserve what we have and stop destroying the environment i.e. trees, wetlands
034 Too much development ruins the natural resources - which are the reasons people love it here.
037 Development will come anyway. Must consider our natural resources too.
042 Protecting natural resources and promoting development are not mutually exclusive. Ex: sewer protects the bay and has resulted in expanded marina.

046 Once lost - can never go back.
050 If we don't protect our natural beauty, we won't be able to attract development.
051 1. Remove dam, rewild Northport Creek. 2. Cancel social district.
052 Remove the pond - restore Northport Creek.
053 Remove the creek dam, algae pond. Restore the creek.
057 Keep farmland, encourage farmers, keep public waterfront as is.
061 Note: question is not clear.
063 Taste in appearance, how to fit more people attractively, in a small village. Houses now being built now are too large for most lot sizes. Change village ordinances. In one year it (NPT) has become over built.
064 Northport's natural areas are essential.
069 #1 reason people come here is because of the opportunity to be close to nature.
071 Not sure how to mark this. I have to lean way toward natural resources as a moral earth citizen.
074 It's important to use common sense on a case by case basis & consistent enforcement.T
077 The watershed, Northport Creek and municipal wellhead protection areas need to be well managed for clean ground water.
080 We live in a wet area - lots of seepage & many streams - Important to protect these wet areas.
081 Once natural resources are gone they are gone. Protect our wetlands, thus water.
082 This is a tricky one, as I'm in favor of both. I say protect ecologically sensitive areas while developing already cleared areas or places that are no longer utilized.
083 Everything needs to have balance. We have to grow, but maintain our unique character.
084 We need lot density waterfront, etc. to enable development. The east side of Waukazoo St. downtown is dumpy. Lots of opportunity for improvement.
085 Village should attempt to maintain the quaint nature of the village.
090 With proper zoning ordinances that are enforceable, development can happen and natural resources can be protected.
091 Shoreline & wetlands protection!
094 People more here because it is beautiful, but then decide the nature is in the way and cut trees or encroach in road and water right of ways.
097 Natural resources cannot be replaced once destroyed.
098 Limit lot sizes to current 10 acres/lot
099 Northport offers a serenity and natural resources that are the main assets - but it is a living community and needs to serve those who live here year round, not just summer people.
100 [development] for some affordable housing. I would like to see Timber Shores developed. Modular "park units" could go there for some summer residences.
103 Over building and lack of resources to support action!
104 Development can't & shouldn't be at the expense of natural resources.
105 wetlands protection
109 Development is lacking. Natural resources have been so well preserved few to none use them.
110 One of the reasons people come to Npt is for the beaches, parks, and trails. We need development that works with the natural.
OL1 I think it is imperative that we prioritize the protection of the nature and environment that makes our home the treasure that it is. I think it is extremely important to protect this from wealthy investors and newcomers that intend to be here for a minimal time of the year, from destroying our environment for the

benefit of themselves, and therefore choosing their short-term enjoyment over the year-round lives and health of the environment for everyone else.
OL3 Northport is beautiful in its wild, remote environment. That is why people began coming here and I would love to leave it as such.
OL4 It would be helpful to have definitions of some of the holding terms. I believe that at this point in the Village's development, protecting natural resources should be the highest priority.
OL5 Our natural resources are non-renewable.
OL7 This is a tough balance to strike and I imagine most people want both. I put more weight into protecting natural resources because these are finite ones and core to Northport's appeal and identity. Once degraded or lost, they are difficult and expensive to regain. I suggest that Northport's economic future is closely tied to its character. Its character is closely linked to that of its natural resources. The question then becomes What sort of development protects natural resources and increases village economic activity? Two examples to make a point: 1) Northport with heavy development and stripped resources would be appealing to almost no-one (residents or visitors) and of uncertain sustainability given our isolated location at the tip of the peninsula. 2) Northport with modest development (e.g. focused on village center vs. sprawl) and care for natural resources would be appealing for residency, tourism, and local businesses that cater to both.
OL10 I think protecting our natural resources/environment is the key to our present economic health and community future. People are drawn here because of the beauty of our natural environment — water, air, land.
OL11 This area IS its natural resources- and by protecting them, we are protecting our future! An example of really good and important work in this area is that which is being done by the New Community Vision group to purchase, preserve and protect the land and shoreline where Timber Shores once was.
OL12 We need development. Just be responsible about it. What is responsibility? I trust you to figure it out. For example, it is irresponsible to construct a Concrete Factory on a public beach - like on either side of the harbor. It is responsible to convert the empty hospital into factory/industry/business or residential. M 201 north of the Village is a vacant icky drive. Therefore, put more stuff there! It can't be much worse (Olean's and a couple houses notwithstanding. No offense Northport Lumber.)
OL13 the village is a veryOL20 Natural resources are our most attractive feature desirable place to live / visit because of it's unique natural resources
OL17 I don't think these two topics are zero-sum - but if I have to choose one side as more important, it is natural resources.
OL20 The natural resources are critical for everyone; protect them first over purely money-making ventures.
OL21 We are all here because of the water and the natural beauty. Embrace it, don't ruin it.
OL22 Once the natural beauty is gone, you have lost the very thing that makes this place special.
OL25 Protect wetlands to retain the natural beauty of Northport
OL26 Grow or die slowly
OL27Trees make our village look and feel better for everyone.
OL28 Development means more transient summer population and crowding.
OL29 Development can happen by careful repurposing/renovation of existing commercial buildings in the "downtown" area, and by making zoning changes that could allow some large acreage owners to build a few affordable housing options on their properties. It keeps the integrity of the area and uses existing buildings wisely.
OL30 The beauty of Northport is it is not over commercialized.
OL31 Both can be done with some careful planning

OL33 Don’t make mobile home parks and apartments a political agenda topic for NP. Most communities would love to have average home values at the levels that NP enjoys.
OL34 More active protection of our natural resources is needed. Once they're gone, we can't get them back.
OL35 Both sides are equally important

Question 9
004 How about a diner!
006 Village never should have purchased the [auto repair service] on 8th Street. [Restaurant] Diner as is Suttons Bay, Lake Leelanau, Leland
010 Clean gas station. Already here looks bad.
011 Beauty shop/barber. Urgent care.
012 More art galleries
016 Co-working space/office space
021 Recreation, waterfront. Bring back charter boats, tiki bar near water, etc.
034 No box stores
048 Laundromat
051 Medical clinic
052 Medical clinic
063 Clinic or urgent care, doctors, blood work done! [Restaurant] one with regular hours, good chef.
066 [Restaurant] Fine dining.
071 Fitness facilities with someone supervising, in charge!
076 Laundromat
083 Educational/historical attraction for families to learn and inform and interact.
103 I use this for quiet vacations. Traverse City works for this venture.
OL4 I think Northport is uniquely situated to maintain its small town, welcoming charm that distinguishes it as a tip of the peninsula destination.
OL7 I recommend leaving choices up to entrepreneurs and small business where demand lies and how to meet it. It is very difficult for government to predict what businesses to endorse with any success. Personally, I don't see a burning need for any more establishments from this list. The possible except of produce/general store, but I realize we are fortunate to have even Tom's Market and that the high cost of food there is a function of transportation costs. Other types of business mentioned here already exist or are close by in Sutton's Bay or Leland. We don't need to duplicate these services unless demand really suggests it--something business is best positioned to explore.
OL10 We badly need a health and/or urgent care clinic!! It is awful having to drive to TC for urgent care and having no community health services is a huge problem for this community.
OL11 Northport very much needs its own healthcare provider(s)! Online grocery ordering and grocery delivery for homebound Village residents Move the July 4th fireworks to a barge out in the bay to provide a wider viewing area, but also to reduce the impact of the excessive noise on animals, and the many people (for whom fireworks are very stressful)
OL12 And ... a LAUNDRY! Good Lord, get a freakin' laundry!
OL19 Healthcare (perhaps an urgent care that is open beyond "normal" hours of M-F 8-5
OL21 Services to aid healthy living for aging population; Variety and realistic opportunities for young families; Incent entrepreneurship, including home-based businesses. ADU's for offices and property flexiblity.

OL22 It is easy to get to all of the above. Money should not be the driving factor.
OL24 seems like we already have the items not checked
OL30 Northport needs year round restrooms. Families come up for fall colors, construction workers are year round workers, elderly need restrooms frequently. Working in the service industry this is the biggest complaint I hear.
OL32 Comfort food breakfast restaurant.

Question 10
003 Affordable Housing
006 Lights on 7th Street. None currently. Traffic along M-201 between 7th and 6th is constant and not following speed limit especially at corner of 6th and M-201.010 Paint cross walks and slow down traffic at intersections.
012 Protect wooded areas
013 Keep 100% of wooded areas
016 Quality school #1
017 We need clear short term rental rules and an exemption for limited home exchanges019 Viable employment from new industry #1.
021 Development of Waterfront North of Marina #1.
025 No added encumbrances for private property owners with regard to their property.
026 Maintain what we have [recreational opportunities]
030 Permit use of sidewalks for bicycles operated by senior citizens. Too much traffic to ride in the main thru streets.
042 Transparent, ethical good governance.
063 Trees are fine!! They ruined S[uttons] Bay! Took trees out! We already have a lot! Now we have drinking!
069 Include protection of forests and natural resources in Village-maintained parks and natural areas
077 #3 Quality local governments
090 Don’t expand village services that will raise taxes to implement.
109 #1 Developing a sustainable community year round for future.

Question 11
004 Get rid of junk
006 2 empty mobile homes, vacant, for years, should be hauled away by owner. Enforce it!
010 The businesses along 201 like the Mitten need to be kept up. It looks bad as the main business when you come into town. Others also look bad. I suggest some kind of beautification program.
012 No “garage houses.” Restrict house development with front facing garage. [diagram indicates garage closer to road than front of residence]
013 Restrict houses that have the garage at the front of the house
017 Consider lighting (much has been done but residential, not as much.
018 Develop plan for growth appropriate for the scale of town, supporting local businesses.
019 Develop plan for long term economic viability for the town beyond tourism.
025 Enforce the proper use of road ends - ingress & egress only.
032 Stop filling in the wetlands
036 Too many odd buildings, homes and businesses that don’t fit the look of the town.

038 Landmarks (The Pond)!!
042 Northport will not be enhanced by a social district.
046 Rental property ordinances limiting excessive noise after 10pm and number of guests per property.
050 limits, controls on short term rentals #1
063 “Around the Corner” looks terrible!. Junk, visible cooler trailers, clean it all up! Ordinances & Dumpster necessary. No change in roadway thru village. Very expensive for something totally unnecessary. Change streets to Village-owned - something promoted by the usual small group now in Northport. Think of the expense too. Waste disposal, clean up! Total street & business disruption. Many more security factors & safety equipment. Children driving golf carts - you remember, don’t you? Accidents galore. Some of the “open carriers” airlifted out, not remembering what happened! Sorry - hard to keep a straight face at the chaos predicted. Call me. I can elaborate.
066 Dark Skies
077 #3 An outstandingly prepared and publicly engaged Master Plan.
084 Tough choices.
090 Develop ordinances that clearly define what is allowed and how it will be enforced. Mixed use is OK in a downtown area but not in a residential area. Encourage tourist accommodations without expanding STR’s in residential areas.
094 The elites will do what they want anyways, it would be in your best interest to promote affordable housing of any kind . . . that way we can continue to be their indentured servants.
097 Encourage affordable housing to attract families
100 Promote short term rental districts
103 Charm #1. Country environment appeals to me.
106 No developers

Additional comments:
014 I’d appreciate an opportunity to discuss my ideas/proposals for my property and get the input of the Village.
017 Signage detracts from the natural beauty. Think about what Northport could look like without as many signs that direct you to the next block. Think about the beautiful beach tree that is obstructed by signs.
018 Please add me to distribution list to be informed of meetings on these important issues. My husband Robert (Chip) DeGrace and myself work in design/architecture industry and offer our time to support intentionally appropriate growth.
024 I don’t need to specifically discuss anything, but wanted to identify myself. Thanks for your work.
052 Remove Social District
058 A trail that connects Northport to TART Trail in Suttons Bay would increase opportunities for safe biking.
084 Friday Music in the Park is great.