VILLAGE OF NORTHPORT
PLANNING COMMISSION

RESOLUTION NO. 2026-3

A RESOLUTION RECOMMENDING APPROVAL OF ZONING ORDINANCE TEXT AND MAP AMENDMENTS

WHEREAS, the proposed Zoning Map amendments include the rezoning of the parcels identified in the Public Hearing Notice dated March 11, 2026, including parcels adjacent to Kitchen Road, Mill Street near Eighth Street, and areas north and west of Flees Road without direct public road access, as depicted on the proposed zoning map; and

WHEREAS, the Planning Commission held a public hearing on March 11, 2026 at 6:00 PM at Northport Village Hall, pursuant to Section 306 of the Michigan Planning and Zoning Enabling Act (MCL 125.3306) and the Village Zoning Ordinance, to receive public comment on the proposed text and map amendments; and

WHEREAS, the Planning Commission has reviewed the proposed amendments, staff analysis, public comments, and applicable standards of the Michigan Planning and Zoning Enabling Act; and

WHEREAS, the Planning Commission finds that the proposed amendments:

- Were properly initiated pursuant to MCL 125.3306.
- Are based upon and consistent with the 2018 Village of Northport Master Plan.
- Promote public health, safety, and general welfare.
- Align zoning classifications with infrastructure capacity and development patterns.
- Provide objective regulatory standards and improved ordinance clarity.
- Do not constitute impermissible spot zoning.
- Represent a reasonable legislative refinement of the Zoning Ordinance and Map.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Northport Planning Commission hereby recommends approval to the Village Council of the proposed Zoning Ordinance text amendments to Articles II, V, XV, and XVIII, as presented; and

BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends approval to the Village Council of the proposed amendments to the Official Zoning Map as depicted in the Public Hearing Notice and accompanying map; and

BE IT FURTHER RESOLVED, that upon adoption by the Village Council, the Zoning Administrator is directed to update the official Zoning Map and publish notice of adoption in accordance with the Michigan Planning and Zoning Enabling Act.

YEAS: NAYS:
ABSENT: ABSTAIN:

CERTIFICATION

I, Jane Gale, Planning Commission Chair for the Village of Northport, County of Leelanau, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Village of Northport Planning Commission during its meeting held on March 11, 2026.

_____
Jane Gale, Chair

VILLAGE OF NORTHPORT
PUBLIC HEARING NOTICE
MARCH 11, 2026 at 6 PM
Northport Village Hall
116 W Nagonaba St
Northport, MI 49670

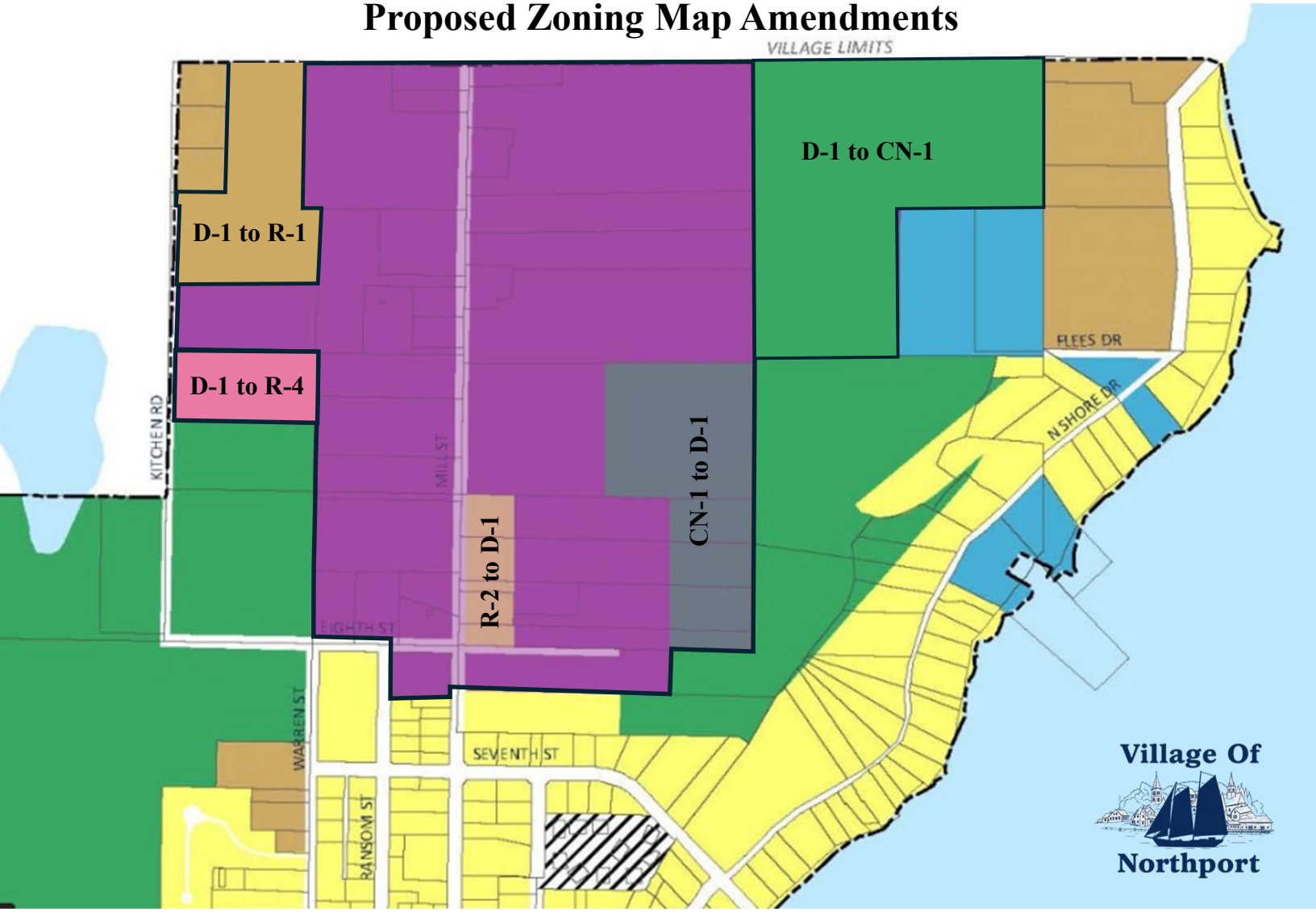
The **Village of Northport Planning Commission** will hold a public hearing to consider amendments to the Zoning Ordinance and official zoning map initiated by the Planning Commission. A full copy of the proposed, amended language and map can be obtained at Village Hall, on the Village website at www.villageofnorthport.net, or by contacting the Zoning Administrator at manager@villageofnorthport.net. The proposed map amendment applies to parcel numbers: 042-234-001-00, 042-234-002-00, 042-234-004-10, 042-234-009-00, 042-234-013-00, 042-234-013-01, 042-234-007-00, 042-234-007-10, 042-234-007-20, 042-234-008-00, 042-234-008-10, 042-234-008-30, and 042-234-042-00. The proposed map amendment areas under consideration include parcels adjacent to Kitchen Road, Mill Street near Eighth Street, and an area north and west of Flees Road without direct access to a public road. The proposed Zoning Ordinance text amendment creates new definitions for lodging uses, including Camprgrounds/RV Parks, Hotels, Motels, and Short-Term Rentals; modifies the Schedule of Uses table;

and creates Special Use standards for Campgrounds/RV Parks.

The Planning Commission has initiated the proposed zoning amendments and will hold a public hearing pursuant to the Village Zoning Ordinance and Michigan Planning and Zoning Enabling Act MCL 125.3306. Written comments may be submitted to the Zoning Administrator at Northport Village Hall, 116 West Nagonaba St, PO Box 336, Northport, MI 49670 or by email at manager@villageofnorthport.net.

Jered Ottenwess
Zoning Administrator

Proposed Zoning Map Amendments



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Jered Ottenwess
Zoning Administrator

PROPOSED ZONING ORDINANCE TEXT AMENDMENTS
LODGING AND D-1 MULTI-USE DISTRICT

Article II – Definitions (Article 2.02 Amendments)
The terms below shall be inserted in Article II in alphabetical order, replacing "Transient Lodging" terminology with the specific use categories defined here.

CAMPGROUND / RECREATIONAL VEHICLE (RV) PARK. A parcel or tract of land under single ownership or control on which multiple campsites are offered to the public (with or without fee) for the temporary overnight placement of tents, travel trailers, RVs or other camping units. Campgrounds and RV parks are designed for transient occupancy (not permanent residences) by campers and typically provide communal facilities and services such as internal access drives, utility hookups or stations, potable water, restrooms and bathhouses, refuse disposal, and sometimes an office or camp store. (Note: A campground accommodating 5 or more camping units is subject to state licensing as a campground under Michigan's Public Health Code. This definition excludes seasonal mobile home parks or manufactured housing communities regulated under separate state law.)

HOTEL. A commercial transient lodging establishment offering overnight accommodations in guest rooms that open to interior corridors or hallways. Hotels generally provide centralized on-site services for guests, such as a lobby with front desk check-in, interior access to rooms, housekeeping service, and often amenities like meeting rooms, restaurants, or fitness centers. (Examples: full-service hotels, boutique hotels, inns or lodges with interior room access.)

MOTEL. A commercial transient lodging establishment offering overnight accommodations in guest rooms that open directly to the exterior (outdoors) rather than via an interior hallway. Motels typically are designed for convenient vehicular access, with guest parking adjacent to individual rooms. This term includes auto courts, motor lodges, cabin courts, tourist cabins, and similar motor inns commonly used by travelers. Motels generally provide limited services beyond the room itself (e.g. periodic housekeeping) and have minimal centralized amenities. (Examples: roadside motels, single-story cabin courts or cottages rented to transient guests.)

SHORT-TERM RENTAL. The rental of a dwelling unit, or any portion thereof, by any person who is not the owner or permanent resident, for a period of fewer than thirty (30) consecutive days, in exchange for compensation. The owner or long-term resident does not occupy the dwelling during such rental period.

Article V – Schedule of Uses (Article 5.07 Use Table Amendments)

- *Remove "Transient Lodging" – Delete the category "Transient Lodging" from the Schedule of Uses (Section 5.07), including its designation as a Special Use in various districts. This category is replaced by the specific lodging uses defined above.*

USE DESCRIPTION	CN-1	R-1	R-2	R-2 S	R-3	R-4	CR-1	C-1	C-2	D-1
Campground/RV Park		SU							SU	

Hotel							P	P	P	P
Motel							P	P	P	P
Short-Term Rental	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
~~Transient Lodging~~	~~SU~~	~~SU~~	~~SU~~	~~SU~~	~~SU~~	~~SU~~	~~SU~~	~~SU~~	~~SU~~	~~SU~~

Article XV – D-1 Multi-Use District

- *Reduce minimum lot area from two (2) acres to 0.5 acres.*

15.02 DIMENSIONAL REQUIREMENTS

1. Lot Area. The minimum lot area shall be ~~two~~ **0.5** acres.

Article XVIII – Special Use Standards (Article 18 Amendments)

Replace Section 18.05.22 – Campgrounds and RV Parks [replaces Transient Lodging]: Campgrounds and Recreational Vehicle Parks may be authorized as a Special Land Use in designated districts (R-1, C-2) subject to Special Use Permit review. In addition to meeting the general Special Land Use approval criteria, a proposed campground/RV park shall comply with all of the following specific standards:

a) *Minimum Site Area & Width*: The campground/RV park shall be located on a parcel large enough to accommodate campsites and required buffers. Minimum lot size for a new campground shall be determined by the Planning Commission based on the number of campsites and layout. The parcel shall have sufficient width/frontage to provide safe access and buffering.

b) *Campsite Arrangement and Density*: Individual campsites (spaces for tents or RVs) shall be sized and arranged per accepted campground design standards. Each campsite must be at least 1,200 square feet in area and have a minimum of 15 feet of frontage on an internal campground road. Campsites shall be clearly defined (by markers or pins) on an approved site plan. The number of campsites shall not exceed what can be accommodated with the required facilities and open space.

c) *Separation Distances*: A buffer of open space shall separate camping units for safety and privacy. No recreational vehicle, tent, or camping unit shall be located closer than 15 feet to any other such unit on an adjacent campsite (measured unit-to-unit). Likewise, internal drives or parking areas shall be set back no less than ten (10) feet from the boundary of campsites to prevent vehicle encroachment into neighboring sites. These spacing requirements may be increased by the Planning Commission for certain types of units (for example, large RVs or park model cabins) to ensure proper fire separation and access.

d) *Setbacks and Perimeter Buffering*: The developed portions of the campground (including any campsites, RV pads, cabins, recreation areas, parking lots, dumpsters, or structures) shall be set back a minimum of thirty (30) feet from all public road right-of-way lines and all property lines of the campground. A landscaped buffer strip at least 30 feet wide must be maintained within this perimeter setback to screen the campground from adjacent properties and roads. The buffer shall consist of existing natural vegetation and/or new plantings of hearty native trees and shrubs to provide a visual screen. The Planning Commission may require additional screening measures (such as an opaque fence, berm, or evergreen plantings) where the campground abuts a residential use or district, to mitigate noise and light trespass.

e) *Access and Internal Roads*: Safe ingress and egress shall be provided. The campground must have direct access to a public roadway capable of supporting RV/trailer traffic. Two access points (or a designed turn-around) may be required for emergency vehicle access and to avoid traffic conflicts. All internal access drives within the campground shall be privately maintained and shall be constructed to accommodate emergency vehicles (including adequate width and vertical clearance). As a design guideline, two-way interior roads should be at least 20 feet wide (10 feet for one-way loops). The surface may be gravel or paved, but in all cases must be maintained dust-free and well-drained. Traffic control measures (speed bumps, signage) shall be provided as needed to ensure safe conditions for campers and pedestrians.

f) *Parking*: Off-street parking must be provided for campground users and visitors. At least one (1) parking space shall be provided per campsite, either on each campsite or in a nearby parking area. In addition, a guest parking area for overflow parking (e.g. extra vehicles, visitor parking) shall be provided at a ratio of approximately one (1) space per five (5) campsites. All parking areas must be on an all-weather surface (gravel or paved) and located such that vehicles do not block internal roads or campsite access.

g) *Utilities and Sanitary Facilities*: Campgrounds must provide basic utilities and sanitation in compliance with state and county health regulations. Potable water supply shall be available to campers (via a well or municipal connection with distribution to spigots or hookup points). Adequate restroom and bathing facilities shall be provided: at minimum, toilet facilities (which may be pit or vault privies for small campgrounds) shall be located such that no campsite is more than 500 feet from a toilet. For campgrounds with 15 or more campsites, there shall be at least one flush toilet and sink (per gender or unisex). Larger parks may require additional fixtures per health codes. On-site sewage disposal (septic systems or dump stations) and solid waste dumpsters shall be provided in approved locations.

h) *Lighting*: Outdoor lighting within the campground shall be limited to that necessary for safety and convenience. Any exterior lights (such as street lights, building lights, or flood lights) must be fully shielded and directed downward to prevent light glare off-site or into the night sky. Lighting shall not create a nuisance for neighboring properties or campers. The Planning Commission may require submittal of a lighting plan showing fixture types and illumination levels to ensure compliance with the Village's dark-sky lighting standards.

i) *Fire Safety and Recreation*: Site design shall accommodate recreational use and fire safety. If campfire rings or grills are provided at campsites, they must be placed in safe locations away from flammable vegetation and structures, and their use is subject to any local fire regulations (burn bans, etc.). The campground operator should provide on-site fire suppression tools (e.g. fire extinguishers or water stations) and maintain an emergency plan for fire or severe weather events. Common recreation areas (playgrounds, courts, trails, waterfront areas, etc.), if any, shall be shown on the site plan and shall be maintained in a safe condition for users.

j) *Duration of Stay*: Campgrounds are intended for temporary lodging. No individual campsite shall be used by the same occupant(s) for more than 30 days within any 60-day period.

k) *On-Site Management*: The campground owner or operator shall provide adequate management and supervision. Contact information for the campground manager or host must be posted on-site and supplied to the Village and to all campground guests.

l) *State Licensing and Approvals*: All campgrounds and RV parks must obtain and maintain appropriate licenses from the State of Michigan (Department of Environment, Great Lakes and Energy (EGLE) or its designee) under the Public Health Code campground regulations (Part 125 of Act 368 of 1978). Evidence of application or intent to obtain state campground licensure shall be provided as part of the Special Use application. County Health Department approval of well and septic systems (or alternative water supply and waste disposal plans) is required and shall be documented prior to final occupancy of the campground. The campground must also comply with any applicable Michigan Department of Natural Resources (DNR) requirements if adjacent to certain water bodies or natural areas.

m) *Other Conditions*: The Planning Commission may impose additional reasonable conditions to mitigate site-specific impacts of a proposed campground. Such conditions may pertain to hours of operation, noise abatement (for example, quiet hours), additional buffering, limitations on accessory uses (e.g. camp store size or prohibition of certain events), or any other measures necessary to ensure the campground will not negatively impact adjacent properties or the general welfare. Once approved, the Special Use Permit for a campground may be revoked if the operator fails to maintain these standards or violates any conditions of approval.