Outlook

Written Comment - Proposed Zoning Map Amendments

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Village of Northport Planning Commission,

I am writing today to share that I am opposed to the Proposed Zoning Map Amendments, in particular the adjustment that would substantially increase the density of homes allowed on Kitchen Rd.

Increases in density for the Village of Northport should be concentrated in areas that are already serviced by infrastructure, most notably Northport's sewer system, which does not service Kitchen Rd. The septic systems required to support the proposed density in the proposed R-4 area are not appropriate for this location given the surrounding farmlands, nearby Garthe Pond and other waters. Additionally, an R-4 zoning designation does not take into account that this location is the edge of the village. It is where the village transitions to Leelanau Township–in fact this parcel borders township and township-zoned land on two sides (50% of its lot lines).

Zoning is incredibly important to maintaining the vital essence and character of the village and the surrounding areas–this existing essential character is the reason the people of Northport and Leelanau Township choose to call Northport home.

Your current zoning ordinances recognize the importance of different types of zoning based on location and in relation to existing rural areas. Particularly relevant is Article 7.1, which outlines that the purpose of the R-1 district is "to maintain the rural residential character of the community and to provide a transition area from Leelanau Township zoning to Village zoning. Forested areas, open spaces and scenic views should be preserved as integral components of developments."

This is certainly the most relevant description for the parcel under consideration, as it is just to the north of Township land (the cemetery) and across the street from Township-zoned land. If you must consider an update to the zoning of any parcels on Kitchen Rd, R-1 would be the most appropriate adjustment.

The proposed R-4 zoning, however, would not fit the character of Kitchen Rd or be the appropriate use of that parcel based on the current Village of Northport zoning definitions.

As you consider zoning amendments and special uses, it is important to note that these changes remain in place beyond any current owner or current intention of a property potentially ushering in developments that would not fit the character to an even greater extent than currently being considered.

In conclusion, I urge you to not allow R-4 zoning on Kitchen Rd.

Thank you,
Paris Morse