March 10, 2026

Northport Village Hall
Attn: Village of Northport Planning Commission
116 W Nagonaba St
Northport, Michigan 49670

To Whom it May Concern:

I am writing to you regarding the proposed zoning changes to properties near and adjacent to Kitchen Road. My wife Bethany and I own a farm to the East of N. Kitchen Rd. and also have property within the village (Parcel #042-234-009-00). After careful consideration I have two primary concerns about the impact of changing of the zoning on our parcel (D-1 to R-1), and the parcel owned by Mr. Tim Overdier (D-1 to R-4). My first and primary concern is the health and well-being of Kitchen Rd. The second concern is the viability of the proposed Eco-village, and what the zoning change may mean if that project does not come to fruition. For these reasons I do not support the proposed zoning changes to these two parcels of land.

The environmental impact that the proposed zoning changes will have on Kitchen Rd. will be significant. I have no doubt that Kitchen Rd. traffic will increase in both volume and velocity as a result of the proposed zoning changes. My specific concern stems from the unique traits of this historic road that is naturally restricted to only one lane in several places. Also, as every Northport local is aware, "Kitchens Hallow" is not open in the winter as the hard west winds make it difficult to maintain. I sure hope we aren't considering ditching, paving, and removing the century old maple trees to accommodate additional traffic? I have spoken with village, township, and county officers in the past about the unique beauty of Kitchen Rd. Myself, with the help of neighbors, are pursuing a Natural Beauty Road designation for this much beloved throughfare.

I stopped in to see Jered Ottenwess about seeking a Natural Beauty Road designation on February 25th for Kitchen Rd. in an attempt to preserve the natural beauty of the road and the surrounding area for future generations. It is worth noting that pursuing the Natural Beauty Road designation is not being done to stop the proposed zoning changes. I had previously spoke with Mr. Jim Dyer regarding the designation when he was employed by the Village of Northport, although I understand there is no record of our conversation? I will again be reaching out to Jered Ottenwess to conserve this area for the enjoyment of friends and families.

The second concern I have regarding the zoning change to the parcel owned by Mr. Overdier is what land uses may be introduced into our immediate community should the Eco-village not be completed or their plans change? I am an environmentalist. I have a degree in Earth Science Geology, and practice sustainable agriculture daily. However, I fear that by changing the zoning we open this area up to potential uses that do not fit nicely into the neighborhood. I am certainly not a well-versed zoning individual, I will leave that to the experts, but it seems to me that a plan that required specific approval by the village and other government bodies, and set strict guidelines that must be achieved in a timely and responsible manner would be a safer option than a blanket zoning change?

In closing, let me say that I greatly appreciate you championing such a worthy cause. Whenever I am confronted with a huge decision with a highly impactful and long-lasting effect, I carefully weigh the costs and benefits. In this case, after careful consideration, I strongly feel that potential cost to the environment, human safety, and likelihood of ushering in unexpected and inappropriate land uses far outweigh the benefits of the

aforementioned zoning changes. If I can be of any help in this process in the future, or members of the zoning board would like to discuss any of my ideas or beliefs further, please don't hesitate to contact me.

Sincerely,

Daniel B. Stowe.
11121 N. Mill Street
Northport, MI 49670