March 9, 2026

To the Village of Northport Planning Commission,

As property owners on Kitchen Road (11031 N. Kitchen Rd), we are writing in opposition to the proposed rezoning of the Overdier parcel from D-1 to R-4 on Kitchen Road. Although we agree there is a need for additional affordable housing options in Northport and Leelanau Township, we are concerned about this current proposed transformation. We were not notified or consulted by our neighbor regarding these proposed changes, and although the proposal that was shared with us by a different neighbor looks like a unique and interesting use of land (Overdier Eco-Village), there is no guarantee the land will be used as they have proposed and could actually end up being various forms of rental units, an apartment complex, a commune, a 3-4 story high multilevel living building, or some other condensed living arrangement. There is also no guarantee the Overdier's will not abandon their vision and not sell the property after being rezoned. We do not believe this fits within the housing vision Northport desires, especially next to the cemetery grounds. We would support rezoning the parcel to R-1, as that would be more in line with the other single home properties on Kitchen Road. As such, we ask the village to reject rezoning the parcel in question from D-1 to R-4.

Sincerely,

Robert and Katherine Bensley