Village of Northport
116 W. Nagonaba Street, P.O. Box 336, Northport, MI ph. (231)386-5182, fax 386-5184

February 1, 2021

Northport Village Council
116 W. Nagonaba Street
PO Box 336
Northport, Michigan 49670

Re: Land Division
800 N Mill Street
Northport, Michigan 49670

Dear President Wetherbee and Council Members:

You have on your agenda for the February 4, 2021 Village Council meeting a request for a land division from the Irvine Family, represented by Mr. Chris Irvine. The existing parcel is located on North Mill Street (M-201). Please see attached survey by Bob Mitchell and Associates, January 27, 2021.

Mr. Chris Irvine on behalf of the Irvine Family has submitted the necessary documents, including proof of ownership and necessary fees.

The request is being made for two parcels. Parcel "C1-A" of 1.128 Acres and Parcel "C1-B" of 13.29 Acres. I have reviewed the request and find that the two parcels that are being created meet the requirements of the Village Development (D-1) District. Created Parcel "C1-A" for a retail store. A single-family residence will remain on Parcel "C1-B". Parcel "A" does meet the minimum size of 20,000 square feet.

The division is allowed per the **State of Michigan Land Division Act 288 of 1967**. I have reviewed the requirements of the land act. The division (split) does conform with the requirements of **Section 108**.

Section 109 of the act allows the Village Council to approve land divisions (splits), provided that the authority has not been transferred to the county. The county is the only other authority allowed to grant divisions of land. I can find nothing in Village Council meeting minutes that that authority has ever been relinquished to the county.

In my opinion, the land division (split) as requested is reasonable and is allowed under the State of Michigan Land Division Act. I would urge you to grant the petitioner's request.

Sincerely,

/s/William C. Fuller, Zoning Administrator
Village of Northport, Michigan

Cc: Mr. Chris Irvine
Mr. Daniel Caudill
Village Clerk
Village Liaison
file

CERTIFICATE OF SURVEY

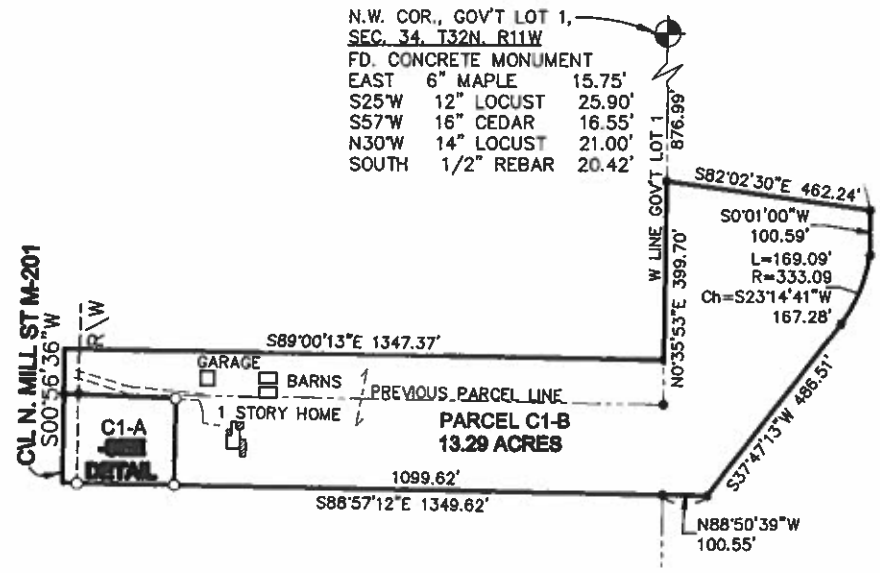
Legend

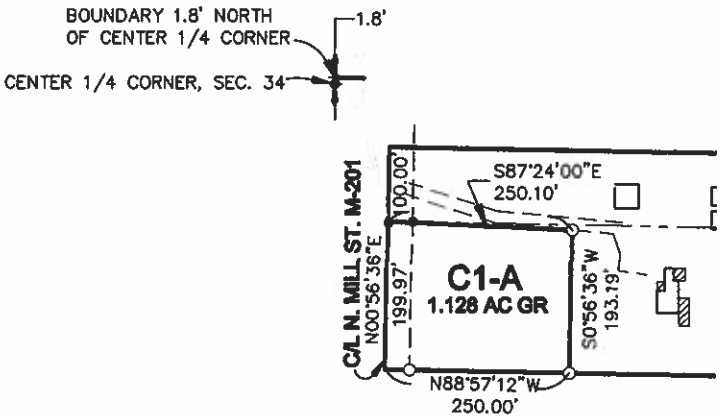
- IRON SET
- IRON FOUND
- MONUMENT FOUND
- GOVERNMENT CORNER
- FOUND DNR MONUMNET
- (R) RECORD
- (M) MEASURED

Scale: 1" = 300'

0 150 300 600

SPACE RESERVED FOR REGISTER OF DEEDS





DETAIL SCALE: 1"=200'

BASIS OF BEARING: NAD 83 MI CENT SPCS
ESTIMATED ABSOLUTE ACCURACY IS 0.20' PER CORNER

I Jesse E. Mitchell #4001054433 being a Licensed Professional Surveyor, hereby certify that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed third person without an express recertification by the surveyor naming said third person.

Jesse E. Mitchell
Professional Surveyor No. 4001054433

BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING
404 West Main Street P.O. Box 306 Kingsley, MI 49649
NORTH 1ST STREET Harrison, MI 48625
(231) 263-5463 • FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mapcivilsurvey.com

CLIENT: LYNELLE IRVINE

LOCATION: PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 32 NORTH, RANGE 11 WEST, VILLAGE OF NORTHPORT, LEELANAU COUNTY, MICHIGAN.

DWN. MJC	DATE 1.27.2021	20160420_2021
CK. JEM	FLD. BK. X PG. X	SHEET 1 OF 2