VILLAGE OF NORTHPORT
VILLAGE COUNCIL

RESOLUTION NO. 2026-17

A RESOLUTION APPROVING A REQUEST FOR CLASS B NONCONFORMING STATUS FOR PROPERTY LOCATED AT 1001 N. MILL STREET

WHEREAS, Mill Street Partners submitted an application requesting Class B Nonconforming Status for property commonly known as 1001 North Mill Street, Parcel No. 45-042-234-014-01, to permit demolition of an existing dwelling and construction of a replacement dwelling; and

WHEREAS, the subject property is located within the D-1 Multi-Use Zoning District; and

WHEREAS, Article XXI of the Village of Northport Zoning Ordinance establishes the procedures and standards governing the review and approval of Class B Nonconforming Status applications; and

WHEREAS, pursuant to Sections 21.05, 21.07, and 21.08 of the Village of Northport Zoning Ordinance, the Planning Commission conducted a duly noticed public hearing on July 15, 2026, reviewed the application, supporting documentation, staff analysis, and public comments, and thereafter adopted Planning Commission Resolution No. 2026-8, recommending approval of the application and forwarding its written findings and recommendation to the Village Council;

WHEREAS, the Village Council has reviewed:
- the application and supporting materials;
- the Planning Commission's Resolution No. 2026-8;
- the Planning Commission's written findings of fact;
- the Planning Commission draft meeting minutes dated July 15, 2026;
- the recommendations of the Zoning Administrator; and
- all other materials contained within the record; and

WHEREAS, Section 21.05 of the Village of Northport Zoning Ordinance requires the Village Council to render its decision in writing and state the findings and reasons upon which its decision is based.

FINDINGS OF FACT
The Village Council hereby adopts the following Findings of Fact:
1. The application was properly submitted pursuant to Article XXI of the Village of Northport Zoning Ordinance.
2. The Planning Commission conducted the public hearing required by Section 21.05 and unanimously adopted Resolution No. 2026-8 recommending approval of the requested Class B Nonconforming Status.
3. The existing structure is a lawful nonconforming structure eligible for consideration under Article XXI.
4. The application includes a specific redevelopment proposal involving demolition of the existing dwelling and construction of a replacement dwelling.
5. The Village Council finds the proposal satisfies the General Criteria for Class B approval contained in Section 21.07 because:
    a. The proposed redevelopment is not contrary to the public health, safety, or welfare.
    b. The proposed redevelopment will not adversely affect surrounding property values.
    c. The proposed redevelopment will not interfere with surrounding permitted land uses.

d. The proposed redevelopment is compatible with the existing character of the surrounding neighborhood.
e. The proposal is consistent with the intent and purpose of Article XXI to allow reasonable redevelopment of lawful nonconforming structures while protecting neighboring properties.

6. The Village Council further finds the proposal satisfies the applicable standards contained in Section 21.08 because:
   a. The lawful residential use will continue.
   b. The proposal represents redevelopment of an existing lawful nonconforming structure rather than creation of a new nonconforming use.
   c. The replacement structure will comply with all applicable provisions of the Village Zoning Ordinance except those specifically authorized through approval of Class B Nonconforming Status.
7. The Village Council finds approval of the application advances the purposes of Article XXI by encouraging reinvestment in existing housing while minimizing the continuation or expansion of nonconformities.

NOW, THEREFORE, BE IT RESOLVED, that the Village Council of the Village of Northport hereby approves the request for Class B Nonconforming Status for property located at 1001 North Mill Street, Parcel No. 45-042-234-014-01.

BE IT FURTHER RESOLVED, that this approval is based upon the Findings of Fact contained herein together with the Planning Commission's findings adopted in Resolution No. 2026-8.

BE IT FURTHER RESOLVED, that approval of Class B Nonconforming Status authorizes the proposed redevelopment in accordance with the approved application and the provisions of Article XXI of the Village of Northport Zoning Ordinance.

BE IT FURTHER RESOLVED, that all future construction shall remain subject to issuance of all required zoning permits, building permits, and any other approvals required by applicable federal, state, county, or Village regulations.

Adopted this ___ day of _____, 2026.

YEAS: NAYS:

ABSENT: ABSTAIN:

CERTIFICATION

I, Joni Scott, Village Clerk 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 Council of the Village of Northport during its meeting held on _____, 2026.

_____

Joni L. Scott, Village Clerk