

# Facts About The New Zoning Ordinance

- The township changed the rules in the middle of the game. The property has been zoned commercial resort for decades.
  - After Timber Shores applied the township used a moratorium to stop the development.
  - The township revised the ordinance to put more barriers in the way so no developer would want to – or be able to – build a park and campground.
- John Sanders, the former township supervisor who has just resigned and his wife, who is a township trustee, live across the road from the property and pushed for a moratorium and this ordinance. This is an obvious conflict of interest.
  - They should not have been involved in any discussions about the moratorium or directing the planning commission to revise the ordinance. They should not have voted on it.
- Locals can't use the park and campground. Under the new ordinance you can only use the recreational amenities of the park if you're an overnight camper.
  - This means no day passes for locals who want to take their kids or grandkids to have fun with all the planned recreational opportunities. This discriminates against local residents.
- More than \$30,000 of township taxpayer money has been spent to stop Timber Shores, according to township records.
  - More than \$20,000 has been spent on legal fees and more than \$13,000 on a zoning consultant.
- The new ordinance more than triples waterfront setbacks from 40 feet to 125 feet.
  - This affects at least four existing businesses and two homeowners in commercial resort zoning.
- Side setbacks are 10 times more than in the original ordinance. One business can't expand or renovate because of the new ordinance.
  - One commissioner thought they ought to consider side setbacks of 500 feet.
- The new ordinance adds wetland setbacks. EGLE – formerly DEQ – says there is no need for setbacks from wetlands.
  - This puts the township in violation of state court rulings and EGLE regulations.
  - The new ordinance also says you can't grade within 10 feet of wetlands.
  - EGLE regulations require a township to map out wetlands prior to creating their own local rules. The township hasn't done that.
- State law requires townships to have competent, material and substantial evidence that ordinance changes are necessary.
  - The township has absolutely no evidence that the ordinance needed to be changed.
- The township refused to include even a single comment or suggestion from the dozens submitted by the developer.
- The estimated investment to restore Timber Shores is \$15 million. This ordinance puts this at risk.
  - Property and municipal taxes are estimated at \$168,000 a year.
  - Most of this tax money goes to the township, the school and the county.
- Timber Shores plans about 20 jobs for full-time and part-time workers. The projected grand total of payroll and related expenses is more than \$500,000 a year. This ordinance puts this at risk.
- Operating expenditures are expected to exceed \$1.5 million a year. Campground guests will also generate significant revenues for local merchants and services. This ordinance puts this at risk.
- Many tourists who currently go back to Traverse City for lodging will stay in the Northport area and boost the share of tourist spending that can be captured by businesses here.