

Mr. Steve Patmore, Zoning Administrator
Leelanau Township Planning and Zoning Department
P.O. Box 338
Northport, MI 49670

March 20, 2020

Re: Special Land Use & Site Plan Review Application
Timber Shores RV Resort & Campground

Dear Mr. Patmore:

Enclosed is our written presentation in response to the Leelanau Township Special Land Use and Site Plan Review Application. We are submitting this Application for presentation at the regularly scheduled April 23, 2020 Planning Commission meeting.

Our intent for this submittal is to apply for Site Plan Approval with the condition that all State of Michigan, Leelanau County and Federal Agency permits and approvals are acquired in compliance with this application and the Leelanau Township Zoning Ordinance. Such permits will include the following:

1. Wetland mitigation and Beach restoration permit(s) from EGLE
2. Campground construction permit from EGLE
3. Water Supply Well Type II permit from EGLE and Leelanau County Health Dept.
4. Ground water discharge permit from EGLE for treated wastewater effluent
5. MDOT Driveway permits from M-22 for the main and wastewater treatment plant service entrances
6. Soil Erosion, Sedimentation and Stormwater Runoff Control permit from the Leelanau County Drain Commissioner

In the course of obtaining the required permitting there should be sufficient review of technical aspects of the project by the individual permitting agencies to address any questions the Planning Commission and general public may have regarding this project. Review comments received and responses provided to these agencies can be provided to the Township to be included in the project record.

We trust that the Planning Commission will find this Presentation responsive to the informational requests in Application. Our Site Plan has been comprehensively prepared, rigorously reviewed and revised by the project professional team to assure (A) minimal impact on the environment, (B) compliance with the Leelanau Township Zoning Ordinance, and (C) an attractive and economically viable Family Oriented, Destination Quality RV Resort. We believe that the restoration of this property for Recreational Camping will also restore a dynamic economic benefit to the Village of Northport, Leelanau Township and the surrounding area by attracting thousands of tourists to local businesses.

Planning Commission approval of the Site Plan at this time will allow us to move quickly forward with the detailed final engineering for the required permitting and construction.

Very truly yours,
NM Investment Company, LLC
Fred Gordon, Manager

TIMBER SHORES RV RESORT & CAMPGROUND