

EXHIBIT B-3

Detailed Description of the proposed Special Land Use

The Site & Location: The proposed Timber Shores RV & Camping Resort (the "Project") is an approximately 80 acre site situated within a 213.60 acre tract of land; all of which is within the Commercial Resort Zoning District, and is comprised of nine tax parcels located between M-22 and Grand Traverse Bay, south of Camp Haven Road and north of Cove Road within Leelanau Township, approximately 2 miles south of Northport, Michigan. (See Exhibit B-1 ALTA survey) The Project will be predominately situated east of the abandoned railroad right-of-way. The Project site contains approximately 1,400 feet of beachfront on Grand Traverse Bay. The main entrance will be located off of M22 at the intersection of N. Overlook Road. A gated emergency entrance will be located at the south end of Indian Camp Road.

History: The original Timber Shores was one of the largest camping trailer parks in the Midwest with approximately 500 camp sites, which operated from the early 1960's thru the late 1980's. The oil crisis was a major factor in declining vacation travel at the time of its closing. The present ownership acquired the property in the 1990's. The ownership previously received site plan approval in 2006 for a 400 unit residential development, which was not commenced due to the national residential mortgage and economic crisis which commenced in 2008.

Development Plan: The plan is to return approximately 80 acres of the total 213 acres back to its original use as a Destination Quality, Family Oriented Recreational Vehicle & Campground Resort with approximately 334 RV and 15 tent camping sites.

- A portion of these RV sites will be allocated for overnight tourist lodging in Park Model Cabins or other suitable structures consistent with the camping theme.
- Employee lodging for approximately 24 FTE workers will be provided onsite.
- Amenities will include an approximately 1.8 acre lined pond with a floating sports activities area. A pedal Kart path, mini-golf course, Pickle Ball and other game activities will be available. See the accompanying listing of proposed Recreational Activities.
- The RV sites will be full hookup with water, sewer and electrical services.
- There will be a main activities building for guest registration, food & beverage, laundry, crafts & entertainment. There will also be a maintenance & storage building.
- There will be multiple bathhouse/restroom facilities for campers and day-use guests.
- This RV Resort will be designed and marketed to attract a large component of seasonal RV campers and a large number of day-use visitors to the water sports and activities facilities.
- The existing boat basin will be restored with a small boat launch ramp and temporary boat moorings. Watercraft rentals for use on Grand Traverse Bay will be operated under a concession with a local professional outfitter.
- A Phase-2 area has been tentatively designated in Parcel 4 northwest of Ennis Creek adjacent to Camp Haven Road. This expansion will be subject to future demand, environmental review and site plan permitting.

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Design, Engineering and Operations Consultants: The Project Master Plan was designed with the combined services of Wisconsin based Bud Styer & Associates www.budstyerassociates.com and Commercial Recreation Specialists, Inc. www.crs4rec.com

- *Engineering services* will be provided by Traverse City based Gosling Czubak Engineering Sciences, Inc www.goslingczubak.com and Scott Thompson of Northern Civil Consulting. These firms will be responsible for the detailed design and engineering of all aspects of the Proposed Project necessary to secure all required approvals and permits in accordance with the Leelanau Twp. Zoning Ordinance. These firms have extensive experience in the design, engineering, and permitting of this type of Project.
- *Environmental impact & permitting* is being provided by Chuck Wolverton of Wolverton Consulting, LLC.
- *Architectural services* have not yet been retained.
- The Project will be operated under the Camping for the Fun of It campground management system operated by Mr. Styer www.campingforthefunofit.com with a format that will achieve the highest campground ratings. The water based sports activities center will be designed and managed under contract with Commercial Recreation Specialists.

Environmental Design Focus: As is further discussed in other sections of this Application, the site plan has been developed around the Wetlands Delineation Survey and EGLE Wetlands impact Mitigation requirements. Total wetlands disturbance will be under 1-acre.

- Army Corps of Engineers permitting will also be obtained for the boat basin restoration.
- The design is also in compliance with the Ennis Creek Conservation Easement requirements.
- The road grading and Storm Water Management System will be designed by Gosling Czubak Engineering Sciences, Inc. in compliance with Leelanau County drain commission.
- Pavement will be limited to the campground roads and day use parking areas. Campsites will have gravel driveways and small paved patios.
- Lighting will be designed in conformance with Dark Skies best practices to minimize light pollution impact on viewing night skies, which is of prime concern to campers.

Wastewater and Utilities: Based upon engineering studies and prior permitting, it has been determined that adequate and financially feasible on-site wastewater treatment can be established for the proposed Project and potential future development. The Northport/Leelanau Township Utility Authority may also propose a connection to that system for review. Previously approved well sites are adequate for the proposed Project and have been incorporated into the Site Plan. All campsites will have fresh water, sewer, and electrical hookups.

Development and Operations Timeline: Upon receiving site plan approval, we will commence detailed engineering work and submittals for all required permitting. We need

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to commence development activities by summer 2020 in order to achieve an opening date of May 2021. The Project will be a seasonal resort typically operating from May to November.

Future Development: Future development of the remaining 130 acres has not yet been determined. Potential options could include storage facilities, workforce housing, additional overnight tourist lodging, recreational facilities, restaurants or other commercial operations compatible with the zoning district and the Timber Shores operation.