



January 7, 2019
City of Harbor Springs Planning Commission

Jeff Grimm
Zoning Administrator
City of Harbor Springs
160 Zoll Street
Harbor Springs, MI 49740

City of Harbor Springs Planning Commissioners,

In December 2018, we asked that approval of our site plan be withdrawn in response to objections from our neighbors. The appeals filed by Williams/Georges and Little Traverse Yacht Club (LTYC) detailed their concerns. While we dispute all of the specific claims made with regard to the plan's adherence to local and state laws, we nonetheless recognize that our neighbors felt the approved plan had negative effects on their properties, and on the Little Traverse Yacht Club's (LTYC) sailing programs. In response, we modified our site design to address the issues raised in the two appeals and revised our site plan documents to clarify apparent misunderstandings. We are submitting that revised plan today.

The first issue we clarified regards the former bottomlands on which much of our current facility is built, and on which the proposed building would be built. The MDNR office responsible for bottomlands oversight has provided documentation and a letter stating that these lands are subject to City of Harbor Springs zoning laws. Secondly, we are not ruining anyone's view. Our building will sit 150 feet south of the LTYC and the Williams/George porches. Their views of the harbor will still be glorious and unique. We have always and will always honor the single view easement across our property (the end of Judd Street). The appellants have no legal right to the view across our property.

When our existing building was constructed, our hoists were smaller and less mobile and we dealt with fewer and smaller boats. Also since that time, both the Little Traverse Sailors (LTS) and LTYC have grown, which is wonderful, but that growth has added greatly to the traffic, parking, and safety issues involved in operating our marina. Our site redesign will better accommodate current conditions.

Operating a business on the waterfront is both a special privilege and a special responsibility. We value that privilege and take our responsibility to boaters, the public, our community, and to our neighbors very seriously. However, we are a business operating on privately owned land. We are seeking to relocate an inefficient, outdated building to a place on our property that better facilitates our current equipment, safety

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standards, and neighborhood activity. Our intent is to build by right, as we were approved to do under our initial, contested site plan.

It is our hope that the Planning Commission will consider the objections raised by our neighbors in the broader context of this community and its future. We have been good citizens of the Harbor Springs business community for decades. We are a family-owned business that provides year-round jobs with benefits and many of our owners and employees also live here, vote here, and serve here. We play by the rules in everything we do. We are not asking for special treatment, only that our property rights are respected. If stopping development becomes as simple as claiming that any change equates to "adverse effects," Harbor Springs will become a museum piece, not a thriving community with a viable, year-round economy. We truly hope that is not what the Harbor Springs community wants for its future.



Michael C. Esposito
President



Susan I. Stewart
Chairwoman

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