

5/26/2021



Jeffery L. Jocks
Sondee, Racine & Doren, PLC
310 W Front St, Ste 300
Traverse City, MI 49684

Matt McDonough, Executive Director
Rotary Camps & Services
13170 S West Bay Shore Drive,
Traverse City, MI 49684

Re: Township determination of non-conforming use and structures at GO-REC

Dear Mr. Jocks and Mr. McDonough,

Thank you for the letter sent to the Township and the Township's legal counsel on May 25, 2021 documenting the historical uses and structures of the property that is now GO-REC.

Based on the documentation provided to the Township, structures listed below are recognized by the Township as lawful (some are legal non conforming while others were permitted by the Township). These structures include:

- Adirondack log cabins for camping (4 total, each sleeping 8);
- Rental cabins (6 total, each accommodates 20 people);
- An aquatic storage building for storage of waterfront equipment;
- The Dan Beard Staff Lodge for housing summer staff, in addition, 12 raised screened-tent platforms for staff were built around the lodge;
- The Council Service Center;
- Swimming Dock;
- Five-stall garage for storing the camp tractor, tools, waterfront equipment, snow blower, snowmobile, lawnmower, and other equipment;
- Nature area storage building for storing nature area supplies;
- The Office/Health Lodge for providing temporary care for ill or injured campers, and a sleeping quarters for the health officer as well as toilet and shower facilities;
- Workshop with a large repair work area with woodworking tools and lumber storage;
- Chapel;
- Shower House with accessibility for the disabled, and including twelve showerheads, three sinks, three stools, and a urinal;
- Besser Lodge;
- The Indian Drum Lodge Museum;
- Gordon Pharo Lodge;
- Trading Post and Quartermaster Warehouse Addition;
- Rifle Range and Archery Range;
- Eleven new latrines, constructed between 1986 and 1998;
- Pavilion;

- Ranger's residence; and
- Camp Fire Bowl

Total number of campsites are not specifically addressed in the letter dated May 25, 2021, but it appears on the map (Exhibit 3. Camp Greilick Long Range Plan) that there were 10 campsites. Exhibit 5 in the letter dated May 25, 2021 notes that there is capacity for 324 total tents at the 10 sites.

The Adirondack log cabins, rental cabins, and campsites can continue to be rented to members of the public based on the documented historical nature of their use. So long as occupancy does not exceed that of historical documentation listed above, the cabins and campsites can be occupied year-round. Overnight guests can continue to participate in historical accessory uses including, but not limited to, snowshoeing, cross country skiing, frisbee golf, fishing, mountain biking, winter camping, hiking, rifle shooting, muzzle loader shooting, climbing, shotgun shooting, archery, ham radio, electronics, graphic arts, computers, canoeing, wilderness first aid, leave no trace training, sailing, kayaking, rowing, blacksmithing, orienteering, wilderness survival, pioneering, camping, high adventure, horseback riding, backpacking, photography, cinematography, music, art, basketry, leatherworking, and woodcarving.

There is evidence that large special events for day use guests have occurred in the past. However, these events were not of a regular recurrent nature. Any future events for activities intended for those using the site on a day use basis (as opposed to staying overnight) will require a transient activity permit. The purpose of the transient activity permit is to permit "outdoor activity that is temporary, intermittent or recurrent in nature... and which are not so commonly associated with any other use or activity as to be considered a permanent accessory use."

Thank you for your cooperation and please feel free to contact the Planning & Zoning Department with any questions or concerns.

Sincerely,



Leslie Couturier, East Bay Charter Township Zoning Administrator

Phone: 231-947-8681 X3

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