



November 26, 2018

Michael Esposito, President  
Irish Boat Shop, Inc.  
400 E. Bay Street  
Harbor Springs, MI 49740

Dear Michael,

As you undoubtedly know, the City of Harbor Springs determined that our questions regarding the Planning Commission's approval of your proposed site plan were better directed to the City's Zoning Board of Appeals. Accordingly, the City has scheduled us for an audience with the ZBA on Wednesday, December 12.

At this time, we'd like to pause and reiterate our interest in continuing our conversations about the proposed site of the new IBS building in Harbor Springs. We want nothing but success and growth for Irish Boat Shop, our longtime friend and partner. We hope you understand that in our role as stewards of the Yacht Club, we have a responsibility to follow up on our concerns about the location of the building.

Specifically, we are asking the City to address the following:

- The proposed IBS site plan has clear adverse effects on the LTYC—and there is no evidence of any analysis whether or not the proposed site plan "minimizes adverse effects" as required by § 50.2001(1)(b) of the Harbor Springs Zoning Code.
- The IBS site plan appears to be inconsistent with at least some of the Harbor Springs Zoning Code's requirements for development in the Waterfront District, as specified in §§ 50.1500-1505.
- There are substantial unresolved questions about the status of the State of Michigan bottomlands upon which IBS is proposing to build.

LTYC places great value on our long-term partnership with IBS, and we have every reason to look forward to it continuing long into the future. We also believe that there exists a location for your new building that meets your commercial needs while maintaining the existing uses and character of the waterfront area. It is our hope that at the end of this process, we will be joining you in celebration of your new building. Please let us know how we can work with you to realize our mutual goals.

Best regards,

Board of Directors, Little Traverse Yacht Club