EXHIBIT 11

MEMORANDUM IN SUPPORT OF SPECIAL LAND USE PERMIT

This Memorandum is submitted on behalf of *Apollos Properties LLC* and *Bluewater Thumb Youth for Christ*, concerning property located at 101 N. Lake Street, Leland, Michigan. The building owner, Apollos Properties, LLC (Apollos), is proposing to lease the building to Bluewater Thumb Youth for Christ (YFC) for use by YFC as a gathering place and club house for its activities.

STATEMENT OF FACTS

The property consists of Lots 5 and 7 located in the plat of the Village of Leland. Located on the property are two commercial buildings. The north building, which is the subject of this application, is approximately 2,470 square feet. The property was acquired by Apollos Properties, LLC, in February of this year. Prior to acquisition, both buildings were used for commercial/retail. Both buildings are served by public sewer and share a private water well. The property owner does not intend to alter the existing use of the south building but proposes to use the north building to accommodate the activities of Bluewater Thumb Youth for Christ. YFC would occupy the north building under a five (5) year lease.

The property is located in the C-1 Zoning District and clubs are a use permitted in this district via special land use permit.

Bluewater Thumb Youth for Christ is a Michigan nonprofit and ecclesiastical corporation first incorporated in Michigan in 1975. Its registered address is 7392 W. Michigan Avenue, Pigeon, Michigan. It is also a 501(c)(3) charitable organization. (See tax exemption materials attached as Exhibits **A, B** and **C**.) It is a chartered affiliate of Youth for Christ/USA, Inc. The parent organization has been a 501(c)(3) since 1954.

YFC's use of the property is set forth in its Club Membership Policy which is attached as **Exhibit D**. That policy provides in part as follows:

"The Leelanau County Campus Life Club is a gathering of high-school–age students for safe, supervised activities led by trained YFC staff and approved volunteers. The purpose of the Club is to provide creative programs that help young people make good choices, build a solid foundation for life, and make a positive impact on their schools and communities.

Consistent with all Youth for Christ ministries, the Club seeks to engage students as followers of Jesus Christ and to encourage balanced growth - mentally, physically, spiritually, and socially. These goals are accomplished through group activities, discussion, teaching, prayer, worship, and fellowship.

Facility Use - 110 North Lake Street, Leland, Michigan

The Ministry has been offered the use of the property at 110 North Lake Street in Leland, Michigan, as a dedicated gathering space for Campus Life Club activities.

The facility is not open to the general public. It is available exclusively to:

- *High-school–age students from Leelanau County and surrounding areas who desire to participate in the Campus Life Club; and*
- *Occasional guests who may attend at the discretion of Club leadership or local YFC ministry staff.*

Participation & Student Safety

All students who attend the Club will be entered on an attendance roster. Student and parent/guardian contact information is maintained, and a signed parental release form - including media-image permission - is required for participation.

Students may discontinue participation at any time by notifying Club staff or by simply choosing not to attend. If a student displays behavior that is unsafe, inappropriate, disruptive, or detrimental to other participants or staff, Club leadership may initiate removal and inform the parent/guardian."

Average attendance at the building is anticipated to be around 25. Initially, the hours of operation are contemplated to be 8 hours per week during the school year and 23 hours per week during the summer:

Hours of Operation.
Summer:
Wednesday: 10:00 am–4:30 pm,
Thursday: 12:00 pm–9:00 pm,
Friday: 12:00 pm–4:30 pm,
Saturday: 12:00 pm–4:30 pm,
Sunday: 6:00 pm–9:00 pm.

School year:
Wednesday 9:00 am–12:00 pm,
Friday 6:30 am–8:00 am,
Sunday 5:00 pm–8:30 pm.

LAW

As noted previously, the property is located within the C-1 zoning district. Clubs are permitted within this district through issuance of a special land use permit. The general standards for evaluating a special land use permit are outlined in Section 16.01 of Leland Township's Zoning Ordinance. A matrix of the standards along with proposed findings and conclusions are attached as **Exhibit E**.

A request for approval of a land use permit must be approved by the planning commission if the request is in compliance with the standards set forth in the zoning ordinance and other applicable ordinances and state and federal statutes. MCL 125.3504. Approval is not discretionary, and the planning commission may only consider when approving or denying an application the standards

set forth in the ordinance. To consider factors other than those outlined in the ordinance is to engage in unlawful ad hoc zoning.

With regards to special land uses, Michigan's Zoning Enabling Act provides that the standards used in evaluating special land uses "shall be consistent with and promote the intent and purpose of the zoning ordinance and shall insure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use. The standards shall also insure that the land use or activity is consistent with the public health, safety, and welfare of the local unit of government." MCL 125.3504(2).

There have been a number of objections raised in response to the application. What follows is a discussion of the objections.

1. **The proposed use is contrary to the Township's master plan.** The Zoning Ordinance (16.01(A)(1)) provides that the "general principles and objectives of the Comprehensive Development Plan [master plan] of the Township are proper and relevant consideration of the Planning Commission in reaching its decision."[1] It is important to note that strict compliance with the master plan is not a basis for approval or rejection of a special land use application. Rather, the ordinance simply provides consideration of the master plan is a proper and relevant consideration when evaluating an application. The applicant contends that the proposed use is in accordance with the master plan. Specifically, one of the land use goals and objectives outlined in the Plan is to "encourage mixed-use land use patterns and character." (Goal 7.3.5). Elsewhere, the master plan identifies as a goal to "maintain community centers by supporting the needs of existing and new community institutions in the Villages." (Goal 7.3.8). With regards to the Village of Leland, the master plan envisions mixed-uses within the Village. (Chapter 8: Future Land Use Recommendations page 8-4). The Future Land Use Map in the master plan (Figure 8.1 Chapter 8: Future Land Use Recommendations) envisions the entirety of Leland as "Leland Village Mixed Use". Approving this special land use application will advance the identified goals and is also consistent with the concept of mixed-uses within the Village.

2. **The proposed use is not a *club* but rather a place for religious assembly.** Opponents of the application argue that the YFC use does not meet the strict definition of the term *club*. That term is defined in the ordinance as an "organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics, agriculture or similar activities, but not operated for profit and open only to members and not the general public." The club format is very much the focus of the YFC activities, and this issue will be addressed more fully at the upcoming hearing. As the YFC policy (**Exhibit D**) makes clear, the facility will not be open to the general public. The speaker pointed out that the YFC

[1] The Township's current master plan was adopted on July 14, 2008 and does not appear to have been updated since its adoption. The inclusion of clubs as a use permitted via special land use within the C-1 district appears to have been added to the zoning ordinance in 2009, a year after adoption of the master plan. In allowing clubs in the C-1 district the Township Board must have been aware of the provisions of the master plan which it had approved the prior year and determined that the use was consistent with the master plan.

activities do not involve sports, arts, science, literature, politics or similar activities and thus by definition cannot be a *club*. But this is a misreading of Ordinance. The Ordinance provides that a club may be an organization of persons for special purposes or for the promulgation of sports… [Emphasis added.]. Clearly YFC is an organization of persons for a special purpose. The fact that its purpose is not related to sports, arts or any of the other pursuits is irrelevant. However, to hold that religious activities are not "similar activities" and thereby exclude religious activities while permitting other perhaps more intrusive, secular activities would appear to be violative of the 1st Amendment and also the Religious Land Use and Institutionalized Persons Act, (RLUIPA) 42 USC 2000cc et seq.

3. **Only retail and commercial uses are permitted within the C-1 zoning district.** It is contended that uses within the C-1 district are limited to commercial and retail uses and that the YFC use, which is neither, should be prohibited. However, the notion that only commercial or retail uses are permitted is not supported by the language of the zoning ordinance.

Section 12.01(B), which sets forth the uses permitted as of right within the C-1 district, includes single family dwellings. Clearly, single family dwellings are neither commercial nor retail. Likewise, service establishments such as barber shops, banks, and law offices are also permitted as of right although none are retail establishments. Uses permitted via a special land use permit include cemeteries, schools, libraries and clubs which must be non-profit entities. None of these uses are commercial nor are they retail. To interpret Section 12.01A as prohibiting all uses other than commercial or retail would render meaningless several of the uses permitted as of right and also the provision for special uses which are of a non-commercial and non-retail nature. There exists an acknowledged principal of statutory interpretation which provides that courts and administrative bodies should avoid interpreting statutes and ordinances in a way that has the practical effect of rendering a provision superfluous.

It is conceded that Section 12.01(A) entitled "Intent" provides in part that "The District is intended to provide for a more pedestrian oriented commercial area than provided for in other commercial districts and promote convenient pedestrian shopping and stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive related highway service , and non-retail uses which tend to break up such continuity and the character intended for this district." [Emphasis added.]. It would not be a strained reading of this language to conclude that only retail uses are permitted within the C-1 district. Likewise, it would be reasonable to conclude that automotive services are not permitted in the C-1 district. However, the following Section B specifically permits as of right uses which are both non-commercial (single family dwellings) and uses which are non-retail such as real estate offices, banks and law offices. It also permits "automobile and service repair facilities" via a special and use permit despite the language in paragraph A which suggests that automotive related uses should be prohibited. How does one reconcile the statement of intent set forth in 12.01(A) with the uses identified in Sections 12.01(B) and (C)? The language contained in paragraph A is simply a statement of intent and is non-substantive and non-binding. However, the provisions in paragraphs B and C are the principal operative provisions of the Section and supersede the statement of intent.

For example, no one would suggest that a single-family dwelling, which is permitted as of right in the C-1 district, should not be permitted as it does not comply with the statement of intent. Similarly, should a special land use permit for an automobile and service repair station, which is specifically permitted as a special land use, be denied because the statement of intent prohibits automotive highway services? Of course not. The uses identified in paragraphs B and C supersede the language contained in paragraph A.

In the field of legal interpretation of ambiguous statues or ordinances there is a doctrine known as the harmonious-reading canon. This doctrine provides that the provisions of a text should be interpreted in a way that renders them compatible, not contradictory. Applying this doctrine to the apparent conflict between paragraphs A and B and C, perhaps what paragraph A is trying to say is that "...by prohibiting automotive related, highway service, and nonretail uses (other than the uses identified in paragraphs B and C below) which tend to break up such continuity..." That is not a strained reading and would reconcile the apparently conflicting language of paragraphs A, B and C.

4. **The proposed use is not compatible with the other uses permitted in the C-1 district.** Both the Zoning Enabling Act and the Township's zoning ordinance require that special land uses should be *compatible* with adjacent land uses. *Compatible* does not mean identical or even supportive. "Compatibility does not mean 'the same as.'" A Planner's Dictionary, published by the American Planning Association. The term *compatible* is often defined to mean uses which are able to exist or occur together without conflict. The Leland Township Zoning Ordinance in Section 2.01 J. provides that "any word or term not interpreted or defined by this Ordinance shall be used with a meaning of common or standard utilization. A dictionary may be consulted."

Compatible has a broader meaning than *accessory*. Webster's New World Dictionary defines compatible as "capable of living together harmoniously or getting along well together; congruous." Merriam Webster Dictionary defines the term *compatible* as "capable of existing together in harmony."

Compatibility is confirmed by the fact that the two adjacent retailers in the same complex, Grand Traverse Distillery and Greta's, support the presence of YFC. Likewise, the owner of the commercial building on the corner of Pearl and Lake Streets known as "Greycote" is supportive of the new use. (See attached **Exhibits F, G and H.**). There is simply no basis for concluding that a private, non-profit club with a religious focus would be unable to exist with standard commercial and retail activities without conflict. To conclude otherwise is to indulge in speculation.

Because the use (*club*) is identified as a use permitted by special land use, there already exists a legislative conclusion that the use is compatible with the uses permitted in the C-1 district. The definition of the term *special land use* set forth in the Leland Township Zoning Ordinance provides that they are "uses and structures which have been generally accepted as reasonably compatible with the primary uses and structures within a zoning district, but could present potential injurious effects upon the primary uses and structures within the zoning district and therefore require special consideration in relation to the welfare of

adjacent properties and to the community as a whole." As a result, a *club,* as defined by the Zoning Ordinance, has been determined to be reasonably compatible with the other uses within the C-1 district. The task of the planning commission is not to approve or deny the special use but rather to first determine if the proposed use will be potentially injurious to other uses in the district and if so, then "require special consideration in relation to the welfare of adjacent properties and the community as a whole." In other words, develop conditions or restrictions which minimize the potentially injurious effects.

Townships do not have inherent power to adopt zoning ordinances. The authority to adopt zoning ordinances is conferred upon townships by the Legislature through Michigan's Zoning Enabling Act (ZEA). 2006 PA 110, MCL 125.3101 et seq. The ZEA specifically authorizes townships to regulate through the use of special land use permits. As noted above, Section 504 of the ZEA provides that special land uses adopted utilizing the special land use provisions "shall be consistent with and promote the intent and purpose of the zoning ordinance and shall insure that the land use or activity authorized shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use." [Emphasis added.] MCL 125.3504. As noted above, the definition of the term *special land use* contained in the Township's Ordinance suggests that the compatibility of the use should be determined with regards to "uses and structures within the zoning district." Section 16.01(A)(3)(a) which is entitled "Compatibility with Adjacent Uses" directs the planning commission to determine the compatibility of the proposed uses "on surrounding land." The Ordinance's directive that the planning commission must consider the proposed use's compatibility with other properties within the zoning district or located on "surrounding land" is contrary to the direction of the ZEA. The ZEA is clear that compatibility is determined using adjacent lands. Merriam-Webster dictionary defines the term *adjacent* to mean having a common boundary or synonymous with contiguous. Assuming that is the case, uses located elsewhere in the zoning district or on surrounding lands are irrelevant and the planning commission should only consider compatibility with regards to uses located on parcels which are adjacent to the property under consideration.

The Zoning Ordinance also requires that the planning commission determine that the proposed use not conflict with any use permitted as of right. (Section 16.01(A)(3)(a)(1)) This provision also appears to be contrary to the direction of the ZEA which is that only adjacent uses should be considered. It is conceivable that adjacent uses could be uses which are lawful nonconforming uses or special land uses and thus not permitted as of right. In either case, the new proposed use should not be incompatible with the existing adjacent uses.

5. **To approve the proposed use would violate precedent and zoning consistency. The planning commission should deny a "closed door assembly here because it would set a new and inconsistent precedent, undermining the C-1 district's purpose."** The author seems to contend that the application should be denied as something like it has never been submitted or approved previously. Ignoring the substance of this contention, it should be dismissed as it is not a basis for approving or denying a special use permit. As noted above, the planning commission in reviewing special land use permit applications must

limit its evaluation to the standards set forth in Section 16.01. The fact that the use, although permitted, is novel is not an enumerated standard and should not be considered.

6. **"Converting a storefront to tax-exempt use removes jobs, tourism revenue, and foot traffic vital to neighboring business."** The property will not be tax-exempt. To be eligible for tax exemption it must not only be occupied by a non-profit, but it must be owned by a non-profit. It is owned by a for-profit limited liability company and thus it will not be tax exempt. While more productive use of the property might be possible, the standards contained in the Ordinance do not require that a parcel be employed to its highest and best use. Rather than limiting foot traffic, it is anticipated that the presence of the club in central Leland will bring increased, year around foot traffic to the area. As adjacent property owner Greta Stimson, who has owned a retail store in downtown Leland for 18 years, noted in her letter of support "The only thing that adversely affects retail in a small town is an empty storefront or building."

7. **Allowing this use will cause parking problems. "Youth gatherings of 50+ attendees without private parking will strain limited public parking spaces, displacing shoppers and diners and reducing retail spending."** Average attendance is estimated to be about 25 young people. Many of the attendees, as they are young students, will be non-drivers. The "parking burden" created by the use (if there is one) will be substantially less than a grocery store, liquor store or hardware store all of which are permitted as of right within the C-1 district. This concern is speculative and without foundation.

Respectfully submitted,



Robert W. Parker (P31571)
Parker Harvey PLC
901 South Garfield, Suite 200
Traverse City, MI 49686
231-486-4504
rparker@parkerharvey.com

Dated: November 25, 2025

EXHIBIT A

EXHIBIT A

YOUTH FOR CHRIST

BLUEWATER THUMB | GIVE LIFE TO YOUR STORY

7392 W. Michigan Ave.
P.O. Box 447
Pigeon, MI 48755
Office: 989.453.3239
Email: btyfc@btyfc.org
Website: bluewaterthumbyfc.org
Facebook: BluewaterThumbYFC

November 1, 2022

To Whom It May Concern:

Bluewater Thumb Youth for Christ, Tax ID #38-2059253, is a chartered affiliate of Youth for Christ/USA, Inc Tax ID #36-2193619 and as such is covered by our 501(c)(3) tax exempt status. Our group number is 1277. Youth for Christ/USA is listed in IRS Cumulative List of Organizations, Publication 78.

Sincerely,

Danny Haag
Board President
Bluewater Thumb Youth for Christ

Michigan Department of Treasury
3372 (Rev. 01-21)

Michigan Sales and Use Tax Certificate of Exemption

This exemption claim should be completed by the purchaser, provided to the seller, and is not valid unless the information in all four sections is complete. Do not send a copy to Treasury unless one is requested.

SECTION 1: TYPE OF PURCHASE Check one of the following:

☐ A. One-Time Purchase
Order or Invoice Number: _____

☒ C. Blanket Certificate
Expiration Date (maximum of four years): 11/01/2026

☐ B. Blanket Certificate. Recurring Business Relationship

The purchaser completing this form hereby claims exemption from tax on the purchase of tangible personal property or services purchased from the seller named below. This claim is based upon: the purchaser's proposed use of the property or services; OR the purchaser's exempt status.

Seller's Name and Address

SECTION 2: ITEMS COVERED BY THIS CERTIFICATE

Check one of the following:

1. ☒ All items purchased.
2. ☐ Limited to the following items: _____

SECTION 3: BASIS FOR EXEMPTION CLAIM

Check one of the following:

1. ☐ For Lease. Purchaser will lease the property and elects to pay tax based on rental receipts. Enter sales tax license or use tax registration number: _____
2. ☐ For Resale at Retail. Enter Sales Tax License Number: _____
3. ☐ Direct Pay - Authorized to pay use tax on qualified transactions directly to Michigan Treasury under account number: _____

The following exemptions DO NOT require the purchaser to provide a number:

4. ☐ Agricultural Production. Enter percentage: _____%
5. ☐ Government Entity (U.S. or its instrumentalities, State of Michigan or its political subdivisions), Nonprofit School, Nonprofit Hospital, Church or House of Religious Worship (circle type of organization)
6. ☐ Contractor (provide *Michigan Sales and Use Tax Contractor Eligibility Statement* (Form 3520)).
7. ☐ For Resale at Wholesale.
8. ☐ Industrial Processing. Enter percentage: _____%
9. ☒ Nonprofit Internal Revenue Code Section 501(c)(3), 501(c)(4), or 501(c)(19) Exempt Organization.
10. ☐ Nonprofit Organization with an authorized letter issued by Michigan Department of Treasury prior to July 17, 1998 (sales tax) or June 13, 1994 (use tax).
11. ☐ Rolling Stock purchased by an Interstate Motor Carrier.
12. ☐ Other (explain): _____

SECTION 4: CERTIFICATION

I declare, under penalty of perjury, that the information on this certificate is true, that I have consulted the statutes, administrative rules and other sources of law applicable to my exemption, and that I have exercised reasonable care in assuring that my claim of exemption is valid under Michigan law. In the event this claim is disallowed, I accept full responsibility for the payment of tax, penalty and any accrued interest, including, if necessary, reimbursement to the vendor for tax and accrued interest.

Business Name		Type of Business (see codes on page 2)
Bluewater Thumb Youth for Christ		15 501c3 or 501c4
Business Address	City, State, ZIP Code	
7392 W Michigan Ave, PO Box 447	Pigeon, MI 48755	
Business Telephone Number (include area code)	Name (Print or Type)	
(989) 453-3239	Danny L. Haag	
Signature	Title	Date Signed
Danny L Haag	Board President	11/01/2022

U. S. TREASURY DEPARTMENT
WASHINGTON 25

OFFICE OF
COMMISSIONER OF INTERNAL REVENUE

ADDRESS REPLY TO
COMMISSIONER OF INTERNAL REVENUE
AND REFER TO

T:R:PEO:S
TSP

SEP 30 1954

Youth for Christ International, Inc.
109 North Cross Street
Wheaton, Illinois

Gentlemen:

We have received your letter of September 10, 1954 with which you submitted the information necessary for use in determining the status of your unincorporated chapters, known as chartered rallies, for Federal income tax purposes under the provisions of section 501(c)(3) of the Internal Revenue Code of 1954 which corresponds to section 101(6) of the Code of 1939.

In our ruling dated December 6, 1946 it was held that you are exempt from Federal income tax under the provisions of section 101(6) of the Code of 1939 and corresponding provisions of prior revenue acts, as an organization organized and operated exclusively for religious purposes. This ruling is affirmed under the provisions of section 501(c)(3) of the Code of 1954.

It is held, based upon the information submitted, that your chartered rallies appearing on the list submitted with your letter of September 10, 1954, are entitled to exemption from Federal income tax under the provisions of section 501(c)(3) of the Code of 1954, as it is shown that they are organized and operated exclusively for religious purposes.

Accordingly, it will not be necessary for such chartered rallies to file income tax returns so long as there is no change in their organization, purposes or method of operation. Any such changes should be reported immediately to the National Office of the Internal Revenue Service in Washington, D. C., in order that their effect upon the exempt status of the chartered rallies may be determined.

It will not be necessary for the chartered rallies listed to file the annual return of information, Form 990A, generally required of organizations exempt as organizations described in section 501(c)(3) of the Code of 1954, as such chartered rallies come within the specific exceptions contained in section 6033(a) of the Code of 1954.

Contributions made to the chartered rallies listed are deductible by donors in computing their taxable income in the manner and to the extent provided by section 170 of the Code of 1954.

Bequests, legacies, devises, or transfers, to or for the use of the chartered rallies referred to above are deductible in arriving at the value of the net estate of a decedent for estate tax purposes in the manner and to the extent provided by sections 2055 and 2106(a)(2) of the Code. Gifts of property to such chartered rallies are deductible in computing net gifts for gift tax purposes in the manner and to the extent provided in section 2522(a) and (b) of the Code.

In the event your chartered rallies listed have not filed waiver of exemption certificates, no liability is incurred by them for the taxes imposed under the Federal Insurance Contributions Act. Tax liability is not incurred by such chartered rallies under the Federal Unemployment Tax Act.

You should furnish the National Office annually, on the calendar year basis, lists, in duplicate, showing only the names and addresses of any new unincorporated chapters (chartered rallies) chartered by you during the year, and the names and addresses of any chartered rallies which for any reason have ceased to exist. Such annual lists should be accompanied by a statement by one of your principal officers as to whether the information heretofore submitted by you, and on which this ruling is based, is applicable in all respects to the new subordinate chartered rallies appearing on the lists. This information should be forwarded so as to reach the National Office not later than February 15 of the following year.

The District Directors of Internal Revenue for the districts in which your chartered rallies are located are being advised of this action.

Very truly yours,

P. Henry Needham

Chief, Pensions and
Exempt Organizations Branch

EXHIBIT B

EXHIBIT B

IRS Department of the Treasury
Internal Revenue Service
Cincinnati Service Center
CINCINNATI OH 45999-0038

In reply refer to: 0941567241
Aug. 15, 2025 LTR 4167C 0
36-2193619 000000 00
Input Op: 0941567241 00027016
BODC: TE

YOUTH FOR CHRIST USA INC
16965 PINE LANE SUITE 200
PARKER CO 80134

023673

Employer identification number: 36-2193619
Group exemption number: 1277

Dear Youth For Christ USA Inc:

This is in response to your request dated Aug. 06, 2025, for information about your tax-exempt status.

We issued a determination letter to you on September 1954, and you're currently exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also recognize the subordinates on the list you submitted as Exempt from federal income tax under IRC Section 501(c)(3).

For federal income tax purposes, donors can deduct contributions or gifts they make to you if you use the contributions or gifts exclusively for IRC Section 501(c)(3) purposes. If you solicit contributions or gifts for non-501(c)(3) purposes, you must include a statement that the contributions aren't deductible for federal income tax purposes.

Because IRC Section 170(c) describes your subordinate organizations, donors can deduct contributions they make to them.

For information about filing requirements visit www.irs.gov/charities. Specifically, IRC Section 6033(j) provides that if you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

In addition, each subordinate organization is subject to automatic revocation if it doesn't file a required return or notice for three consecutive years. Subordinate organizations can file required returns or notices individually or as part of a group return.

If you have questions, you can call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

0941567241
Aug. 15, 2025 LTR 4167C 0
36-2193619 000000 00
Input Op: 0941567241 00027017

YOUTH FOR CHRIST USA INC
16965 PINE LANE SUITE 200
PARKER CO 80134

Sincerely yours,

Mrs. Sewell

Mrs. Sewell
Program Manager

EXHIBIT C

EXHIBIT C

YOUTH FOR CHRIST®
GIVE LIFE TO YOUR STORY

November 7, 2025

To Whom It May Concern,

This is to acknowledge that Bluewater Thumb YFC (EIN 38-2059253) in Pigeon, MI is a chartered chapter in good standing of Youth for Christ USA, Inc.

Youth for Christ USA, Inc. (EIN 36-2193619) has been recognized as a tax-exempt 501(c)(3) organization by the IRS. This information is available in the Exempt Organizations Master Business File Extract (EO BMF) on the IRS website at www.irs.gov/charities (group number 1277).

Bluewater Thumb YFC is recognized by the IRS as a subordinate on the group exemption of Youth for Christ USA, Inc. and is therefore tax-exempt as a 501(c)(3) organization itself.

Youth for Christ USA, Inc. has also been recognized by the IRS as an association of churches under Internal Revenue Code Sections 509(a)(1) and 170(b)(1)(A)(i). As a subordinate of Youth for Christ USA, Inc., Bluewater Thumb YFC is a member church in good standing of the Association of Youth For Christ Churches.

Sincerely,

Debra Busetti
Debra Busetti
Legal Operations
Youth for Christ USA, Inc.

EXHIBIT D

EXHIBIT D

Bluewater Thumb Youth for Christ (YFC)

501(c)(3) Non-Profit Organization
Ministry Site: Leelanau County - Campus Life Club

Campus Life Club - Purpose & Operations

The Leelanau County Campus Life Club is a gathering of high-school–age students for safe, supervised activities led by trained YFC staff and approved volunteers. The purpose of the Club is to provide creative programs that help young people make good choices, build a solid foundation for life, and make a positive impact on their schools and communities.

Consistent with all Youth for Christ ministries, the Club seeks to engage students as followers of Jesus Christ and to encourage balanced growth - mentally, physically, spiritually, and socially. These goals are accomplished through group activities, discussion, teaching, prayer, worship, and fellowship.

Facility Use - 110 North Lake Street, Leland, Michigan

The Ministry has been offered the use of the property at **110 North Lake Street** in Leland, Michigan, as a dedicated gathering space for Campus Life Club activities.

The facility is **not open to the general public**. It is available exclusively to:

- High-school–age students from Leelanau County and surrounding areas who desire to participate in the Campus Life Club; and
- Occasional guests who may attend at the discretion of Club leadership or local YFC ministry staff.

Participation & Student Safety

All students who attend the Club will be entered on an attendance roster. Student and parent/guardian contact information is maintained, and a **signed parental release form** - including media-image permission - is required for participation.

Students may discontinue participation at any time by notifying Club staff or by simply choosing not to attend. If a student displays behavior that is unsafe, inappropriate, disruptive, or detrimental to other participants or staff, Club leadership may initiate removal and inform the parent/guardian.

EXHIBIT E

EXHIBIT E

Leland Township Zoning Ordinance

Article 16: Standards for Special Land Uses

	Standard	Findings and Conclusions
16.01.1	The general principals and objective of the Comprehensive Development Plan of the Township are proper and relevant consideration by the Planning Commission in reaching its decision.	The Commission concludes that the proposed use is consistent with the Comprehensive Development Plan which contemplates mixed use in the Village.
16.01.2	The proposal is consistent with and in accordance with the general objectives, intent and purposes of this Ordinance.	The Commission concludes that the proposed use is consistent with the Comprehensive Development Plan.
16.01.3	The proposal is designed, constructed, operated and maintained so as to be consistent, compatible and appropriate in appearance with the existing adjacent land uses, existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.	The applicant has not sought any alternations to the footprint or height of the existing building and the Commisson finds that the new use is consistent, compatible and appropriate with adjacent land uses in the general vicinity and will not change the essential character of the area where it is proposed.
16.01.3a	Compatibility with Adjacent Land Uses: The proposed special approval shall be designed, constructed, operated and maintained to be compatible with uses on surrounding land. The site design of the proposed special approval shall minimize the impact of site activity on surrounding properties. In determining whether this require has been met, consideration shall be given to:	
16.01.3a1	The location and nature of the use will not be in conflict with any Use Permitted by Right of the district.	The Commission concludes that the proposed use will not conflict with any use permitted as of right in the C-1 district. As the use is a permitted speical land use the Township has already concluded that it is reasonably compatible with the primary uses in the district.
16.01.3a2	The location and screening of vehicular circulation and parking areas in relation to surrounding development.	Existing building, not applicable.
16.01.3a3	The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.	Existing building, not applicable.
16.01.3a4	The hours of operation of the proposed use. Approval of a special approval request may be conditioned upon operation within specified hours considered appropriate to ensure minimal impact on surrounding uses.	The hours of operation as contained in the application are reasonable and should not conflict with surrounding uses.
16.01.3a5	The design and placement of the structures and infrastructure for the proposed use in relation to surrounding uses.	Existing building, not applicable.
16.01.3a6	The relation of the character, density and open space of the surrounding area to density and open space of the proposed project, considering the overall site design, including landscaping and other proposed site amenities.	Existing building, not applicable.
16.01.3b	Public Services: The proposed special approval shall be located so as to be adequately served by essential public facilities and services, such as highways, streets, emergency services, drainage systems, water and sewage facilities, and schools, unless the proposal contains an acceptable plan for providing necessary services or evidence that such services will be available by the time the special approval is established.	The existing building is connected to municipal sewer with a private water well. The proposed use should not require any additional utilities beyond what currently serves the building.

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Leland Township Zoning Ordinance Article 16: Standards for Special Land Uses		
	Standard	**Findings and Conclusions**
16.01.3c	Impact of Traffic: The location of the proposed special approval within the zoning district shall minimize the impact of the traffic generated by the proposed use. In determining whether this requirement has been met, consideration shall be given to the following:	
16.01.3c1	Proximity and access to major thoroughfares.	The building fronts Lake Street.
16.01.3c2	Estimated traffic generated by the proposed use.	Traffic generated should be minimal and certainly no more than a typical commercial or retail establishment and uses permitted as of right.
16.01.3c3	Proximity and relation to intersections.	Existing building, not applicable.
16.01.3c4	Adequacy of driver sight distances.	Existing building, not applicable.
16.01.3c5	Location of and access to off-street parking.	
16.01.3c6	Required vehicular turning movements.	Existing building, not applicable.
16.01.3c7	Provisions for pedestrian traffic.	The site currently accomodates a public walkway between the two buildings. As proposed this public access feature, which permits pedestrian access to the marina area would continue.
16.01.3d	Detrimental Effects: The proposed special approval shall not involve any activities, processes, materials, equipment, or conditions of operation, and shall not be located or designed so as to be detrimental or hazardous to persons or property or to public health, safety, and welfare. in determining whether this requirement has been met consideration shall be given to the level of traffic noise, vibration, smoke, fumes odors, dust, glare and light.	There is nothing in the proposed use which would be detrimental to the public health, safety or welfare.
16.01.3e	Economic Well-Being of the Community: The proposed special approval shall not be detrimental to the economic well-being of those who will use the land or residents, businesses, landowners, and the community as a whole.	There is nothing in the proposed use which would be detrimental to the public health, safety or welfare or to the economic well-being of those who will use the land or residents, businesses, landowners and the community as a whole.
16.01.3f	Compatibility with Natural Environment: The proposed special approval shall be compatible with the natural environment and conserve natural resources.	The proposed use, which reuses an existing building and does not involve constructon of a new building or additional impervious surfaces, is compatible with the natural environment and should conserve natural resources.
16.01.4	Meet the site plan review requirements of Article 6.	Existing building, not applicable.
16.01.5	Conform with all applicable county, state and federal requirements for that use.	Conforms with all county, state and federal requirements.

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EXHIBIT F

EXHIBIT F

F.

Greta's Support Email

Has the Youth Ministry affected my retail business?

I have had a retail store in Leland for 18 years.
The only thing that adversely affects retail in a small town is an empty storefront or building.

So having said that no, the Youth Ministry has not negatively affected my store. I am looking forward to next summer when they are up and running and how they will impact our town.

Youth for Christ may be a different use for a traditionally retail building, but I think if people do a little research on their own, they will find that it is an organization that believes in the traditional core values that so many of us live by and try to instill in our children.

Greta Stimson
Greta's of Leland

Grand Traverse Distillery – Leland Tasting Room Update

Grand Traverse Distillery has proudly operated a spirits tasting room in Leland for nearly 15 years. During that time, we've greatly enjoyed serving the community and visitors alike, and we're grateful for the continued support that has allowed us to grow our customer base year after year.

Earlier this year, the building we have operated in was sold, and we were notified that we would need to vacate our current space at the end of the year. Recently, the new owners reached out and offered us an opportunity to relocate within the same property. We are pleased to share that Grand Traverse Distillery has accepted this offer and will continue to operate in Leland for the foreseeable future—just in a new space.

We look forward to welcoming you to our updated location soon and to many more years of sharing our handcrafted spirits in Leland.

Sincerely,
The Grand Traverse Distillery Team

Kent Rabish, Owner and Founder

EXHIBIT G

EXHIBIT G

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G.

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Sincerely,
The Grand Traverse Distillery Team

Kent Rabish, Owner and Founder

EXHIBIT H

EXHIBIT H

Mead Treadwell

528 N Street
Anchorage, Alaska 99501
mead@treadwellalaska.com

November 12, 2025

To the Planning Commission of Leland Township
Via clerk@lelandtownship.com
Copy to Apollos Properties LLC, 907 South Garfield Ave., Traverse City MI 49654

Re: Apollos Application for Special Use Permit at 110 North Lake St., Leland MI
Parcel 45-009-750-101-00

Ladies and Gentlemen of the Commission:

I write as executor of Anne Treadwell's Estate, the owner of "Greycote" at the corner of Lake and Pearl Streets near the property in question.

Mrs. Treadwell, our mother, was a devoted Christian and scholar of world religions, and would have loved nothing more to be near a Youth for Christ program in Leland. She might also have commented on the wonderful irony of replacing a distillery with such a program!

We have no objection to the application for a Special Use Permit and wish the Landlord and the Youth for Christ well and welcome them both to the neighborhood. We wonder, frankly, why such a switch in tenants requires so much paperwork, but that question is for another day.

Sincerely,

Mead Treadwell