

## Cleveland Township Planning Commission

Cleveland Township Hall, Leelanau County, Michigan

### Regular Minutes, April 3, 2024

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM  
**Roll Call:** Chair Dean Manikas, Vice Chair Paul Stowe, Board Rep Todd Nowak, Secretary Victoria Sutherland (Zoom – Non-voting) and Commissioner Taylor Moore. Members of the public who identified themselves: Caleb Garone and Bob DeKorne.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public comment on Agenda:** None
4. **Pronouncement of any Conflict of Interest:** None
5. **Consideration of March 6, 2024 Regular Planning Commission Minutes:** Members reviewed the minutes. **MOTION BY NOWAK AND SECOND BY STOWE TO ACCEPT THE MINUTES AS PRESENTED. Motion passed 4-0.**
6. **Report by Chair:**
  - a. Cleveland Township Planning Commission Bylaws have been updated. Recording Secretary Stevenson will be updating the formatting and will provide new copies again when updated.
  - b. Jason Raleigh is working with the Road Commission on the Flaska project and they are not yet ready to present to the Cleveland Township Planning Commission.
  - c. There will be another project coming, proposed condo project, 17 units on Maple City Road, it appears that some clearing has already started. There will be a site plan. The clearing is in the viewshed and is not allowed.
  - d. The short-term rental ordinance will be adopted in may and implementation is planned for 2025. Administration of the ordinance needs to be in line to prevent vulnerability and Granicus is currently behind. Secretary Sutherland inquired if people rented in the current year against the ordinance would that be held against them when they applied for a license/permit in 2025. Chair Manikas stated that currently it would continue as in the past, if there was a complaint a property owner would get cited. Board Rep Nowak to take Secretary Sutherland's question to the board.
7. **Reports and Correspondence by Members:** None
8. **Report by Zoning Administrator:**
  - a. 3 land use permits

1. Renovation of existing garage and addition of 8' x 24' deck – 126 E. Traverse Lake Rd.
  2. Rebuilding pole barns that were destroyed by fire – 1631 S. Port Oneida Rd.
  3. New pole barn – 4571 S. Wheeler Rd.
- b. Received calls about short-term rentals.
  - c. Working with Recording Secretary Stevenson on adobe application to replace the old land use application.
  - d. Completed Granicus training and testing.

**9. Develop plan for Agricultural District amendments – re: Park parameters and responsible forestry:**

- a. Formatting will be completed when the amendment is completed and ready to be added to the full ordinance.
- b. Add see section 4.24 to dark sky restriction.
- c. Add “events with attendance limited by onsite parking capacity and with the owner or owner’s representative present” to allowable uses.
- d. Reword setbacks and add references to section 5.08 and section 4.06 (for driveways).
- e. Add “school group events” to allowable uses.
- f. Ellie Johnson will be joining in June 2024 to assist with Forestry section of amendment.
- g. The amendment will then go the board and the planned public hearing will happen in July 2024.
- h. Ellie Johnson recommends that a plan signed by a licensed person or division be required for forestry.
- i. Chair Manikas is going to put together a starting point for the next meeting (1-2 pages) and the Planning Commission can review it.
- j. Other members will provide any thoughts and information they have.

**10. Open forum Public Comment:**

- a. Bob DeKorne – Can the draft amendment be shared with the community at this point? There have been inquiries about the current status. Chair Manikas stated yes.
- b. Caleb Garone – Thank you for having us.
- c. Bob Dekorne – The Community being able to communicate with officials is a beautiful thing.

**11. MOTION TO ADJOURN BY NOWAK AND SECOND BY STOWE. Motion passed 4-0.**

**Adjournment at 7:43 PM.**