

LELAND TOWNSHIP BOARD MEETING

Monday, July 8, 2024 – 7:00 p.m.

Leland Township Library, Munnecke Room

203 E. Cedar Street, Leland, MI 49654

MINUTES – *Quorum Present*

PRESENT: Supervisor Susan Och, Clerk Lisa Brookfield, Treasurer Shirley Garthe, Trustee Clint Mitchell

ABSENT: Trustee Mariann Kirch

GUESTS: 21

CALL TO ORDER: Och called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF AGENDA: Garthe moved to approve the agenda as presented; supported by Mitchell. Motion carried. 4,0

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST: None

CONSENT AGENDA

APPROVAL OF MINUTES

June 10, 2024 (Regular Meeting): Brookfield moved to approve the minutes of June 10, 2024, regular meeting, as presented; supported by Garthe. Motion carried. 4,0

June 18, 2024 (Workshop meeting): One correction of wording under Public Comment, Kathy Dawkins. Also, episcopal should be capitalized on page 2.

Garthe moved to approve the minutes of June 18, 2024, workshop meeting, as presented and amended; supported by Mitchell. Motion carried. 4,0

PUBLIC COMMENT

Jim Atkinson - Parking on M204 in Leland is unacceptable. Most people are parking diagonally where it should be parallel parking. He saw a pick-up truck parked perpendicular to the road with the back open sticking into the highway. He would like to see the signs moved to the sides of the building.

Maude Babbington – She also commented on the parking in Leland. She has talked with MDOT. They will be adding two more parallel parking signs and a “Do not block driveway” sign.

Lynn Telgard - She commented on action item #5, the residential character amendment. In the R2 district, the height of new proposed buildings has been lowered to 30 feet from 35 feet. Her house is 34 feet high and her second house is 32 feet high. Setbacks are now 5 feet and 15 feet which allows for people to build garages. The new setbacks proposed will not. In R3 districts, the square footage allowed for a home is changed. She is opposed to the new changes in density requirements in the residential character amendment.

Steve Mikowski - Mr. Mikowski presented his request to hold a referendum vote on the Leland Township Zoning Ordinance 96-1. This is the 334th month this request has been made. He also asked the Board to correct a longstanding error denying a 17 ½ inch side yard setback variance. This request has been made since 1983 at Planning and Township meetings.

REPORTS FROM BOARDS AND COMMISSIONS – Reports are online and on file at the Leland Township Office.

Fire & Rescue, Chief Dan Besson (absent)

Monthly report was submitted. Och reviewed parts of the report.

Planning/Zoning, Tim Cypher

The Planning Commission met on June 3, 2024. They addressed potentially proposed helicopter tours. Since, the request has been withdrawn. They also addressed a request from the Bluebird restaurant for a handicap sidewalk and entrance. A waiver was granted.

The draft Residential Character amendment was completed. The Commission received and considered many comments. The Commission voted to move forward and request the Board to review and approve.

There will be a meeting on August 7, 2024. At 5:30 p.m. there will be a public hearing of the Master Plan at the Munnecke Room. The Master Plan is posted online.

In Zoning, there were 11 land use permits approved. That is 38 total for the year. There were no ZBA proceedings. There were 14 construction site inspections. \$550 came in as fee income.

Harbor, Jeremy Anderson

They are very busy now. Parking is going well. They did not get the 2% grant for dredging, so they will have to find another way to finance the dredging that was done.

Sewer, Steve Patmore

Its been a busy month and flows were heavy. The lagoon is at 9.7 feet which is very good. A septic tank collapsed and it caused dirt to get into the line. The tank was relocated and everything been fixed. A vent was installed at the Harbor lift station. Calcium Chloride application started last week which has helped dramatically. There was a septic tank replaced at St. Mary's last week. Mitch Gawryski is doing a great job. He's painting the floors of the plant right now. The Commission will meet again on August 1, 2024. A plant tour will be planned.

Parks & Rec

Leslie Maclin – She spoke on the development of the Community Recreation Plan (CRP). The survey that was done had 242 respondents. They could do a workshop to present and explain the document. Future surveys might need additional admin support for word processing. The survey can be used for direction, but not significant direction. 111 people wrote comments. Only 5 or 6 were negative. The majority offered constructive criticism. There were questions from the public about the survey and how it was distributed.

County Commission, Kama Ross

She is supporting Ty Wessell in the election. At a special meeting the Commission discussed a replacement for Kramer. Richard Lewis is doing an amazing job as the interim finance director.

They will try again in August to find someone for the job. They have implemented new software for the finance department. Coleman, who runs the Leland Dam operations, is retiring and that position needs to be filled. Tower issues are still a concern. They are working on M22 speeding issues. She encouraged everyone to vote on August 6.

Assessor – no report

TREASURER'S REPORT

Ms. Garthe reported on income and expenses for the last month. She reported income from revenue sharing. This was not a sewer billing month. Tax bills went out. A fee came in for a new sewer hook-up.

ACTION: Mitchell moved to approve the Treasurer's Report as presented; supported by Brookfield. Motion carried. 4,0

SUPERVISOR'S REPORT

A written report was submitted to the Board prior to the meeting. It is on file at the Leland Township Office.

Iso rating – Old data had been put into new software causing results that did not make sense. Leland was notified as a failed fire dept. The fire department will get a new rating. There is a survey out for feedback on walking and biking. The survey is open until August 18.

A tree came down at Van's Beach. Parshall was hired to clean it up. An adjacent homeowner is paying for half the cost. 30 yards of sand was delivered.

Information about the Peterson project is in her report. Ruling will take place on August 5.

Sidewalk work is being done.

The Granicus Company helps to manage short-term rentals (STR's). We have approximately 225 STR listings. The average cost per day is \$403. Granicus' service would cost \$14,000.

ACTION ITEMS

1. The Leelanau Substance Abuse Coalition request to put a Naloxone (emergency opiate overdose kit) dispenser outside the library.

Becka Tengreen spoke to the Board about the naloxone kits. Opioid deaths and overdoses are on the rise. This is a free resource to help a victim who has overdosed. It keeps the body alive until medical help arrives. Narcan is not toxic. If the free kits are approved, an informational meeting will be held for the public. The library was chosen as a site because it is a community resource center.

The public asked several questions. The library board has approved this and wanted the Township Board to be briefed because they own the land that the library is on. The fire department also has naloxone available but the dispensary is not outside and the fire department is not centrally located.

ACTION: Brookfield moved to approve the Leelanau Substance Abuse Coalition's request to put a Naloxone (emergency opiate overdoes Kit) dispenser outside the library; supported by Garthe. Motion carried. 3,1

2. Request from Sam Chugh at NJ's Grocery to designate the first five parking places on the east side of Main Street south of M-204 as "30 - minute parking".

Sam Chugh, owner of NJ's, is having trouble with Nittolo's dinner crowd taking up the parking. Grocery shoppers are not stopping at his store because of a lack of close parking and the parking makes it look very busy.

Mitchell stated that we don't have a formal request from Sam Chugh. We also don't have anyone to enforce the rule. Brookfield noted that this happens only about 4 weeks of the year.

TABLED – The matter was tabled. More information will be looked at and may be addressed again in August.

3. Request for Harbor Days event(s) in Leland Township Harbor – Jeremy Anderson.

Anderson is requesting permission for a taco food truck to show appreciation for his employees and boaters, and sell tacos to the public on 4 separate weekends. The truck will be parked in a handicap spot. It was noted that the property is not zoned for restaurant use. However, the Board can approve it for a special event. The event would run on Friday, Saturday, and Sunday. Mitchell questioned the need for 4 events. Leland Township also has to be named as an additional insurer. The event would bring more business to the area. The food truck would not pose a problem for parking or traffic. There was a lot of discussion with the Board and the public making comment.

Brookfield stated that she was concerned about amount of discussion allowed with the public. The public are there to witness Board proceedings and give comment only during Public Comment time.

ACTION: Brookfield moved to approve to have the Harbor Days event(s) in Leland Township Harbor with a taco food truck for one weekend in July and one weekend in August contingent on submission of a certificate of liability naming Leland as an insurer; supported by Mitchell. Motion carried. 3,1

4. RFP for Harbor Restroom exterior repairs.

Och prepared an RFP for bids for the exterior repairs of the Harbor restrooms. The last day for bids is July 26. The Township budgeted \$15,000 for the repairs. The bathrooms will be inaccessible during work on the facia. The observation deck would have to be closed as well. It was suggested to push the work out to late October when less people are here. There has been no formal estimate for the cost. This did come from Parks and Rec and they are aware of the RFP.

ACTION: Mitchell moved to release the RFP for the Harbor Restroom exterior repairs; supported by Garthe. Motion carried. 4,0

5. Approval of zoning amendment 2024-01 Residential Character Amendment.

This would require a resolution. The Board will discuss the zoning amendment at this meeting. Tim Cypher discussed the amendment. The general concern is about the size of homes in Leland and a couple in the village. All homes were approved by Cypher by the conditions set for land use. Mr. Bunberry paid for a study on this. There was a lot of discussion about different concepts. Cypher believes that a good compromise has come forth in this amendment. The township can change it as they feel fit. People have been able to come forth with their concerns and it has been thoroughly discussed. It will create some legal non-conforming home sites. These would be homes that were built prior to the amendment. However, if they were to make changes in the height of the home (not repairs or maintenance) they would have to comply with the new amendment. Specific dimensions were reviewed with the Board. The reasons behind their decisions were discussed.

ACTION: Mitchell moved to approve the zoning amendment 2024-01 Residential Character Amendment as amended; supported by Brookfield. Motion carried. 4,0

Note: This will require a resolution.

6. Request for education funding, Kathy Dawkins, MTA's "Hot Topics in Planning & Zoning".

As a chair for ZBA, Dawkins would like to attend a workshop at the cost of \$100. It is not in the ZBA budget. The budget could be amended to absorb the cost.

ACTION: Mitchell moved to approve Kathy Dawkin's request for funding for education training at \$100: MTA's "Hot Topics in Planning & Zoning"; supported by Garthe. 4,0

OTHER/OLD BUSINESS

BILLS AND ACCOUNTS

The bills and accounts lists were distributed to Board members. There was nothing unusual for the month. Brookfield explained some expenses. It is business as usual.

ACTION: Brookfield moved for payment of bills from June 11, 2024 to July 8, 2024; supported by Garthe. Motion carried. 4.0

CORRESPONDENCE – 3 items

- A letter was sent about a resident not complying with the rules set forth about the public access at Reynolds Beach. (A letter to the homeowner was drafted and it is being reviewed by the attorney.)
- A Parks and Rec survey from Bingham was received for the Leland Parks and Rec to be reviewed as a point of information.

- Cathy Fenlon voiced concern about the number of election signs at the “welcome to Lake Leelanau” corner. (Brookfield looked into it, and there is no violation there).

BOARD COMMENT

- The Leland Boat Launch dredging has been permitted.

PUBLIC COMMENT

Keith Ashley – He read the Supervisor’s report about STR regulation. STR’s were discussed several years ago and the subject was put aside. He could see hiring Granicus if we had a problem. We don’t have any serious problems with STR’s in this Township. He spoke about his opinion about affordable housing. He spoke about the cost of hiring Granicus. He would like to see a citizen committee including those who have STR’s be formed to discuss this.

Skip Telgard -There is a shortage of places to eat in Leland. Next year, when the Bluebird is finished, it will change. Brick and mortar establishments attend to infrastructure issues that food trucks don’t. He is also concerned that the “Harbor Day Events” was not written into the agenda as a food truck event. The Board needs to consider the ramifications.

Lynn Telgard - She is disappointed that the board doesn’t like to hear from the audience. She felt blindsided by the action item for Harbor Day Events. She is not in favor of the proposed zoning amendment.

Jim Atkinson – He is glad the zoning amendment was passed. Buildings do not need to be high and should be 10 feet from the property line.

Steve Mikowski – The Board needs to improve the process of putting things on the agendas. The agenda item about the Harbor Days is not what the public assumed it was. There was no request for signs from NJ’s. People need to be articulate about what they want to achieve in their requests.

Kathy Dawkins – She explained an “executive document summary” – The form asks for specific information and handouts to explain the request. She thought the Board might want to look at it to improve the writing of their agendas.

ADJOURNMENT

ACTION: Garthe moved to adjourn the meeting at 9:12 p.m.; supported by Mitchell. Motion carried. 4,0

The next meeting is August 14, 2024.

Respectfully Submitted,
Cindy Kacin, Recording Secretary

Date Approved: _____

Susan Och, Leland Township Supervisor

Lisa Brookfield, Township Clerk

DRAFT