

**CENTERVILLE TOWNSHIP  
PLANNING COMMISSION**

*Lindy Kellogg, Chairperson, Vice-chair, Rolf von Walthausen  
Joe Mosher, Board Representative  
Mary Beeker, Secretary, Noel Bielaczyc, ZBA rep  
Cindy Kacin, Recording Secretary  
Chris Grobbel, Planner*

June 20, 2024, Special Meeting, *Approved Minutes (Approved 10-07-2024)*

**Call to Order:** Kellogg called the meeting to order at 6:35 p.m.

**Attendance:** Mary Beeker, Rolf von Walthausen, Lindy Kellogg

**Absent:** Noel Bielaczyc, Joe Mosher

- **Staff Present:** Township Planner, Chris Grobbel
- **Public attendance:** in person.

I. **Review Agenda**

a. Agenda reviewed. No changes.

II. **Public Comment Regarding the Agenda** - None

III. **Revise/Approve Agenda**

**ACTION:** Beeker moved to approve the agenda of April 16, 2024, supported by von Walthausen. Motion carried.

IV. **Declaration of Conflict of Interest** – None

V. **Public Comment**

- a. Don Baty Important that farmers can make a living. Need to balance agriculture and ?. Unique place
- b. William Walters - land is getting depleted and there are invasives like Autumn Olive. If farmers want to keep it in family, they need every opportunity to make money, including sewage. Eitzen farm is getting grey water. Sewage in our township should be disposed of in our township. Farmers want to preserve for next generation but they don't realize how many rights they're giving away. A week stay or weekend stay is an attractive option for a farmer. Be as flexible as you can when allowing special land use . Farmers should have a designated seat
- c. Bill Rastetter — We have 3 on township positions who are farmers

- d. Steve Hamilton - Noel Bielaczyc and Joe Mosher have links to agriculture

**VI. Planning and Zoning Issues**

- Continued review/updating of Zoning Ordinance: Version 12 – SECTION 3.21 AGRICULTURE-RELATED ENTERPRISES TOURISM

- a. Reviewing comments from Michelle Uhaze

- a. Maximum size of each campsite

- i. The benefit to having a maximum is you know what you're getting, but isn't flexible. We don't know the state regulations on the size of campsite. Estimate that state campgrounds are approx. 80'x80' or 80'x100'. We are limiting to 4 campsites (5 or more campsites require review and approval by EGLE.)
- ii. von Walthausen - Cleveland and Leelanau Townships are reviewing theirs.
- iii. M Uhaze - Leelanau Tship is proposing 400 square feet
- iv. Grobbel: Campsites are typically contiguous. Grobbel proposes something other than micro-sized.
- v. Kellogg: 400 seems small. If we increase to 500 or 600 feet, could decrease the total number of campsites if owner has limited space. Between 400 and 600 seems appropriate
- vi. Grobbel: ask and got agreement to limit to 500 sq ft

- b. Number of people allowed per site

- i. Grobbel: Can try to define family
- ii. All agree to limit to 6

- c. Grobbel: Setback from neighboring property is 100ft. Should there be no gas or diesel generators?

- i. Kellogg: limit use of generators by time of day?
- ii. Grobbel: limit by space - only in a central spot where there might be?

- d. 3.21.2 a number 11 p67 what type of accommodation is allowable - campsite, room in a farmhouse?

- i. Kellogg: if farmers are only allowed tent camping on their property, it's not much to help to their income. Most campers use an RV.
    - ii. Grobbel: haven't explicitly discussed allowing RVs. Need to be explicit.
    - iii. Von Walthausen: When he talks to famers, they're too busy to plan or design a campsite. There are ways for farmers to make it, but they're doing it in the Wendell Berry style, not in the traditional farming model.
    - iv. Kellogg: goal is to keep farmers afloat while preserving quiet rural atmosphere. Each farmer will design their own campsites within the parameters we give.
  - e. Back to issue of whether gas or diesel generators allowed?
    - i. Grobbel: RVs tend to have many devices that require power
    - ii. Von Walthausen: if we allow RVs, no generators?
    - iii. All agreed no generators
    - iv. Grobbel: need to make clear this camping is per farm operation, not per parcel.
  - f. Regarding quiet hours and hours of operation, use the same as elsewhere in document — 10pm to 7am
  - g. Suggestion of requiring a resident farm manager.
    - i. Different things tried, like a site manager available by phone 24 hours per day
    - ii. Kellogg: can we ask farmers to notify us?
    - iii. Grobbel: Campsites will require approval so township will know
- b. Steve Hamilton's letter of May 14th
  - a. Grobbel: just implement all through part B purposes of the section. IRS schedule F - do we want to include this because it's covered elsewhere. P65 part C
    - i. All agreed to keep the definition.
  - b. Requires that farm be a working farm for ag-related enterprise

- i. Von Walthausen: Question about off-farm income. Is this non-farm income?
  - ii. Grobbel: has to do with the use and the place. So it should be non-farm and off-farm
- c. Get rid of GAAMPS? GAAMPS are voluntary, farmers don't need to adhere. We don't enforce GAAMPS. Use as just a best management practice. In this ordinance we're requiring farmer adhere to GAAMPS. Suggest getting rid of it so we're not trying to regulate it locally. All agreed
- d. On farm or commonly-owned farm or facility - PC agrees its clearer.
- e. Proposed using 50% of income earned must come from products...
  - i. Kellogg: We want to support products made/grown here. Keep it 50% of products sold.
- f. Grobbel: next point is an editorial change and we'll make the suggested change
- g. Septage, local government can go beyond state in limiting.
  - i. Kellogg: is application of septage defined as ag-related enterprise if they're doing it with a commercial venture?
  - ii. Grobbel: An ag-related enterprise has a human component related to education.
- h. Strike section 7? All agree to remove but highlight the removal when this goes through legal review to make sure it's legal.
- i. Number 8 — after sales, adding "and uses", adding facilities under F. Under list of "not allowed" specify campground, 5 or more. Add "and uses" and "and facilities"
- j. 3.22.2 - these editorial changes will be made
- k. Farmstays should specify farm operation, not parcel
- l. Page 11 on S Hamilton's, suggest definition of farmstay. Kellogg: Use "lodging space"
  - i. Grobbel: any variety but limited to 4

- m. Definition of a campsite. DNR has a definition. But size is much bigger. 2500 sq feet
  - i. Kellogg: if we're defining a space, 50 by 50 is really large for a room in a house. If we give sq footage farmers have more flexibility. Set as 100 sq feet
  - ii. Von Walthausen: Camping cabin - is this really a park model?
  - iii. Grobbel: Structure is year-round use is temporary.
  - iv. Kellogg: The term farmstay implies something connected to the farm. A cabin seems more like a short-term rental.
  - v. Grobbel: get rid of A3 — camping cabin
- n. Kellogg: Do we need to specify that RV must be brought by camper?
  - i. Grobbel: that can be tackled in site plan review
  - ii. Kellogg: suggests being overly clear and prohibiting farmer-provided RV
- o. Farm manager on site
  - i. Grobbel: we can't require anyone live on site. Most farms are rented so having them live there is not reasonable.
  - ii. Beeker: how neighbors can contact farm manager in case of nuisance or noise?
  - iii. Kellogg: We can add on website: if there's a problem a community member wants to complain.
  - iv. Grobbel: notification and manager should report back to complainant and township
  - v. PC agrees
- p. Max number of nights stay?
  - i. Kellogg: need a limit campgrounds have limits of 14 days. Recommend 7 nights. Requires less work from farmer and generates less traffic. All agreed.
- q. Add new sentence under number 12. GAAMPS allows farm to table dinner.

- i. Kellogg: does this start becoming an event? Without parameters it might become a large event.
- ii. Derenda LeFevre: GAAMPS would allow us to limit size because it doesn't address that aspect.
- iii. Grobbel: we can't reverse state law but we can extend it and make it more restrictive. Do we want to put limit on size and frequency?
- iv. Grobbel: it's not specified under Wineries, Meaderies. Should be similar to those because all are using agricultural land. There must be approval by township for an event in the agricultural district. Make it all events (not ag-related)?
- v. Kellogg: farmer can do 20 people or fewer and is ag-related without needing township approval. from 21 to ? they can request permit and it's considered an event and we limit the number of events per time period.
- vi. No conclusion. To be discussed at next meeting.

c. Public comment Spreadsheet

VII. **Public Comment**

- a. Don Baty: 3.22.1.c Ag-related enterprise: Can't have mandatory and permissive in same sentence. What does 50% mean (by volume, by income)? What are we're trying to accomplish?
- b. Bill Walters: How is what we're doing tonight helping farmers? Example: to have apricots at his farm market this year, he needs to get them from Manistee. Need to find sites to grow things, can't always do it on their land. If farmers are asking something it's because they're in crisis (pay property taxes). If they want to bring campers in to use their land, so what?! Don't want to commercialize it (only minimally) and don't go to Conservancy. We needs to be really flexible.
- c. Michelle Uhaze: Trying to make sense of this meeting. There was a lot of time spent on campground. There has been a change from 500 sq ft limit and now it's 1000 sq ft. We said we want to protect our county, but we've changed direction.

- d. Derenda LeFevre: A group of people put the SHamilton document together. We're still not sure what farmers need. Is also uncomfortable as well with the balance. We might do surveys or focus groups. Section 16.9 notice and content. Should reflect ADA language
- e. Bill Rastetter: We started process of revising zoning ordinances because there were huge gaps in ordinances. Applicants could look at our ordinances and think they could do what they've done elsewhere. We need to be patient with process.
- f. Steve Hamilton - Can versions of ordinances be post before 24 hours?  
Response: waiting to collect all changes before posting an updated version.

**VIII. Adjournment** – the meeting was adjourned at 9:03 p.m.

The next meeting is on July 11th at 6:30 p.m.

The regular Planning Commission meeting is on Monday August 5, 2024.

Respectfully submitted, Mary Beeker

Written public comment of 6-20-24 meeting

Group comments sent from S Hamilton email 5/14:

**SECTION 3.22 AGRICULTURE-RELATED ENTERPRISES TOURISM**

Section 3.22.1 Intent, Goals, Purposes, and Limits

This Section is intended to support the economic sustainability and resiliency of local farms, **small farms and current trends in farm stays**, allow flexibility for growers to diversify farm income, and meet the changes in market, social and environmental conditions through agricultural-related enterprises and accessory uses compatible with the rural character of the Township. Agriculture-related enterprises **refers to means** the practices of visiting an agricultural operation for the purposes of farm product purchase, farm related-recreation, farm-related education, or active public involvement in the farm operation. For farms that are actively growing products for on-site and/or off-site sale, agriculture-related enterprise uses can provide improved sales, marketing and additional farm-related income opportunities.

The intent of this zoning provision is to support the economic sustainability and resiliency of local farming by allowing flexibility for a farm/grower to diversify farm income and meet changes in market, social and environmental conditions through agricultural tourism and accessory uses compatible with the rural character of the township. Agricultural tourism and agriculture-related enterprises mean the practice of visiting an agricultural operation for the purposes of farm product purchase, farm related recreation, farm related education, or active public involvement in the farm operation; not as a contractor or employee of the operation. For farms that are actively growing products for on-site and/or off-site sale, agricultural tourism uses can provide improved sales, marketing and additional farm-related income opportunities.

A. The goals of these provisions are:

1. To maintain and promote agriculture and **agriculture-related** activities.
2. To preserve open space and farmland.
3. To maintain the Township's agricultural heritage and rural character.
4. To increase community benefits by having fresh, local agricultural products for sale and working classrooms to educate school children, residents and tourists.
5. To increase **agriculture-related enterprises** that contribute to the general economic condition of the Township area and region.

B. The purposes of this Section are:

1. To provide standard definitions related to ~~agricultural tourism and agriculture-related enterprises and~~ uses.
2. To provide a list of permitted ~~agricultural tourism~~ **agriculture-related enterprises and** uses for working farms.
3. To provide a mechanism for allowing creative uses that need a **site plan review and/or** special land use permit to guide and regulate ~~agricultural tourism~~ **agriculture-related enterprises and** uses on working farms.
4. To provide for a clear understanding of the expectations for ~~agricultural tourism and agriculture-related enterprises and~~ uses for farm operators, local residents, other businesses and local officials.

C. This Section requires that all of the following are met:

1. ~~Agricultural tourism and agriculture-related enterprises and~~ uses are allowed only on working farms. ~~Working farms mean are those operations which are providing agricultural products for on-site and/or off-site sale. These sales must contribute to the farm operator's income, and off-farm income is not included. The working nature of the farm must be documented including control of the land being farmed and income/expense documentation such as sales receipts, IRS Schedule F, or other documentation that the Township agrees is satisfactory.~~

**Reason for deleted text: This is covered in the Definitions Section.**



~~2. A working farm under this Section shall possess ten (10) or more acres in active agricultural production, cultivation, orchard, vineyard, etc.~~

2. A farm's size must be adequate to accommodate any agriculture-related enterprises and uses so as not to create a nuisance or a hazard. Issues affected by farm size include, but are not limited to, setbacks for noise abatement, adequate off road **parking** space, adequate parking areas, etc.

3. ~~Sales shall be limited to farm products and cottage foods. in compliance with GAAMPS for products markets such as fruit, vegetables, baked goods, plant and nursery stock, compost, eggs, meat products, or farm-related products such as milk, cheeses, honey, preserves, or butter, etc. A bakery may exist as part of a farm market.~~

GAAMPS cannot be required or regulated locally. GAAMPS are opt-in guidelines only. The statement above is from the MSU Extension CLFE Session 2 - Understanding Local Zoning, RTF, and Farm Market GAAMPS.

A Supportive Source can be found at:

[https://www.canr.msu.edu/resources/who\\_is\\_protected\\_from\\_zoning\\_regulation\\_under\\_the\\_right\\_to\\_farm\\_act\\_rtfa](https://www.canr.msu.edu/resources/who_is_protected_from_zoning_regulation_under_the_right_to_farm_act_rtfa)

- a. ~~A farm product means those plants and animals useful to humans produced by agriculture and includes, but is not limited to forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock (including breeding and grazing), equine, fish and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur as determined by the Michigan Commission of Agriculture & Rural Development.~~

Source: MDARD GAAMPS for Farm Markets: <https://www.michigan.gov/mdard/-/media/Project/Websites/mdard/documents/environment/rtf/2024-GAAMPS/Farm-Markets-GAAMPS-2024.pdf?rev=eab4f7600c684af58b8bcdd4972d2cd3&hash=074C879C2DE176A67D25FBCDE37B13D5>

- b. ~~Cottage Foods means non-potentially hazardous foods that do not require time and/or temperature control for safety and can be produced in a home kitchen (the kitchen of the person's primary domestic residence) for direct sale to customers at farmers markets, farm markets, roadside stands or other direct markets. The products can't be sold to retail stores; restaurants; over the Internet; by mail order; or to wholesalers, brokers or other food distributors who resell foods.~~

Source: Right To Farm Resources, Cottage Food Law: <https://www.michigan.gov/mdard/food-dairy/michigan-cottage-foods-information>

4. ~~At least 50-percent of products sold or 50-percent of income earned must be produced must come from products produced on the working farm or a commonly owned off-site farm or facility.~~

Source: Right To Farm Act: <https://www.michigan.gov/mdard/environment/rtf/right-to-farm-program>

~~6. Agriculture-related enterprises, tourism and/or agricultural resort and uses are not allowed on a working farm by third parties under this Section.~~

5. ~~Agricultural real tourism and agriculture~~ **related enterprises and** uses must meet all **other relevant** Township zoning **requirements** ordinances plus all health, building, road, safety, and all other applicable local, state and federal regulations and codes **including environmental and agricultural laws.** Source: <https://www.michigan.gov/mdard/environment/rtf/gaamps>

6. Agricultural operations whose gross revenues are solely or primarily derived from alcoholic products are not included under **this Section** ~~these provisions~~. This Section does not expand uses permitted for production, processing, or sale of alcoholic products or otherwise reduce the restrictions applicable under state or local laws.

**7. If applicable under state law, a working farm must be operated in conformance with Michigan Generally Accepted Agricultural and Management Practices (GAAMPS), and any additional GAAMPS that may apply to the proposed agriculturerelated enterprises and ag-resort uses.**

Reasoning for deletion: If it is covered in a particular GAAMP, it's off limits to local regulation. Conversely, if it is not covered in the RTF Act or in a GAAMP, it is fair game to regulate locally. Additionally, as a local government you can't request things in a site plan that are covered by a GAAMP, only things that are not covered by the GAAMP. The statement above is from the MSU Extension CLFE Session 2 - Understanding Local Zoning, RTF, and Farm Market GAAMPS.

A Supportive Source can be found at:

[https://www.canr.msu.edu/resources/who\\_is\\_protected\\_from\\_zoning\\_regulation\\_under\\_the\\_right\\_to\\_farm\\_act\\_rtfa](https://www.canr.msu.edu/resources/who_is_protected_from_zoning_regulation_under_the_right_to_farm_act_rtfa))

8. Sales **and Uses** not allowed include but are not limited to:

- a. Fuel or related products
- b. Tobacco products
- c. Marijuana products
- d. Alcoholic beverages unless the operation is licensed by the State of Michigan, ~~and 50 percent of the retail space is used to display products for sale that are produced on and/or by the working farm.~~
- e. Lottery tickets
- f. Vehicles, recreational vehicles or related products **and facilities**
- g. Flea markets
- h. Fireworks as defined by the Michigan Fireworks Safety Act, P.A. 256 of 2011, as amended, including but not limited to consumer, novelty, low impact and display fireworks.
- i. Restaurants
- j. Campgrounds**

9. **Hours of operation shall be from dusk-dawn to dawn dusk**, with quiet hours enforced from **10pm to 7am. Limited to 6am to 9pm.**

**10. Months of operation shall be April though November**

10. Documentation that an **agriculture-related enterprise** or use is operating within these limits must be made available to the Township ~~upon request~~.

Section 3.22.2 ~~Agricultural real tourism and agriculture~~ **related enterprises and tourism** uses, within the limits set above, permitted by right for working farms in the **Agricultural any zoning** District.

A. Agriculture-related enterprises tourism and uses include the following, as well as other substantially similar uses or activities that occur as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products:

1. Roadside stands
2. On-farm market
3. Direct to customer sale and distribution
4. Value-added (other than alcohol products) processing of products grown on the farm
5. Baked goods for sale at the on-farm market or local farmers markets
6. Corn & hay mazes
7. Sleigh & hay rides
8. Horse rides
9. U-pick farms, and similar uses

**10. Animal petting attractions and playgrounds**

**11. Children's games and activities**

10. Pumpkin patches, and similar uses

**11. Farm Stays of four (4) or less campsites per parcel., glamping sites, tents, rooms or similar overnight accommodations.**

A Farm Stay is a building or place that provides temporary or short-term accommodations to paying guests on a working farm as a secondary business to primary production. Source: Leelanau Twp. ZO

Definition of a campsite: A minimum of 50'x50 'in size to accommodate a parking space, tent, cabin, or recreational vehicle, table & seating, fire pit & seating area

Source: <https://www.in.gov/dnr/forestry/files/designingrefac.pdf>

a. Acceptable accommodations include:

- i. A tent, defined as a collapsible shelter or other fabric stretched and sustained by poles.
- ii. A vehicular-type unit, primarily designed as temporary living quarters for recreational camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.
- iii. A camping cabin is a hard-sided shelter that is less than 400 square feet in area.

Source: Leelanau Twp. ZO

b. No more than 2 vehicles allowed per campsite.

Source: <https://www.michigan.gov/dnr/places/state-parks/rules>

c. Recreational fires must be contained within fixed pits or rings.

Source: Leelanau Twp. ZO

d. A potable water source and restroom must be provided for tent and camping cabin accommodations.

Reason: A restroom could be a port-a-john. Vehicular-type units will be self-contained. Farmers could also choose to offer only vehicular sites and not need to provide these amenities.

e. The parcel owner or farm manager must reside on the property and is responsible for enforcing all conditions above.

\*Set-back buffers, maximum occupancy, and campsite size have all been areas of concern during our group discussions and we would like the PC to discuss in further detail how we can ensure reasonable guidelines that balance the needs of the farmer and the privacy and comfort of the neighboring property owners.

~~12. Overnight, on-site guest accommodations of no more than two (2) consecutive nights per guest.~~

Reason: How would this be enforceable? It feels a bit restrictive for vacationers visiting our area.

**12. Farm Tours, Demonstrations, Cooking and other classes utilizing farm products, and Farm-to-Table Dinners**

Allowed by GAAMPS Farm Markets and cannot be locally regulated

C. Small non-agriculturally related events meeting the following:

1. Under 100 people and no more than 2 events per month with a total of no more than 6 per year.

**1. One (1) on-site event per month and no more than three (3) events per year shall occur under this Section.**

2. Subject to notification to the Zoning Administrator at least ~~seven~~ **fourteen (14)** days in advance of the event. ~~and the event must comply with the applicable requirements in Section 3.20.3 4.24.3 (i.e., parking, noise, etc.)~~

**3. Shall otherwise comply with Section 9.5.9: Events - Wineries, Meaderies, Distilleries and Cideries of this Zoning Ordinance.**

Section 3.22.3 Other agricultural tourism and agriculture-related enterprises and uses or uses accessory to a working farm's operation may be approved subject to Site Plan Review per Article 13 and **Special Land Uses per Article 14** of the Zoning Ordinance.

Potential uses covered under this Section are ancillary to the farm on which they are located, but utilize the rural character of the farm and the Township as an asset for the business. Examples of uses envisioned under this Section include, but are not limited to: wedding venues, lodging options such as inns and cabins, restaurants, and extended homestead and farm experiences including lodging. The intent of this Section is to provide guidelines for ideas for such ancillary uses so that the uses can financially benefit the farmer, and still preserve the rural character of the farm's neighborhood and the Township.

Reason for deleted text below: The language is covered in Articles 13 and 14 and should be removed from this section to maintain clarity and accuracy in requirements.

**A. Uses proposed under this Section require a Special Land Use Permit and a Site Plan Review approved by the Planning Commission. Information required in the Site Plan includes but is not limited to:**

1. **Description of activity and/or event(s)**
2. **Number of people involved**
3. **Frequency of events or activities**
4. **Hours of operation**
5. **Structures to be utilized**
6. **Parking plans**
7. **Setbacks and buffering from neighbors, sensitive receivers, sensitive areas, and roads**
8. **Lighting**
9. **Noise**

**B. A Special Land Use Permit shall only be granted if the Planning Commission determines the applicant has submitted evidence demonstrating the following standards are met:**

1. **The farm is a working farm**
  - a. **Working farms are those operations which are growing agricultural products for sale. These sales must contribute to the farm operator's income. The working nature of the farm must be documented**

including control of the land being used and income documentation such as sales receipts, IRS Schedule F, or other documentation that the Township agrees is satisfactory.

2. The farm has adequate space to hold parking away from the road and provide adequate setback and buffers to neighbors **and sensitive areas.**

3. The use is compatible with adjacent uses of land, the natural environment, the capacities of public services and facilities affected by the land use and will maintain the agricultural character of the location and the visual rural character of the neighborhood.

4. The use will be **adequately** buffered both visually and acoustically from neighbors. 5. The use meets other applicable Township **regulations** ordinances, including but not limited to signage and lighting.

6. Traffic loads and road access have been reviewed and approved by the Leelanau County Road Commission.

7. Activity structures, locations and access routes have been reviewed and approved by the fire chief for safety and emergency access.

8. Structures will meet Leelanau County building codes.

9. Benzie Leelanau District Health Department has reviewed and approved plans for food preparation, bathroom facilities and sanitation.

## CLEAN COPY: Includes all of the PC edits and our group edits

### SECTION 3.22 AGRICULTURE-RELATED ENTERPRISES TOURISM

#### Section 3.22.1 Intent, Goals, Purposes, and Limits

This Section is intended to support the economic sustainability and resiliency of local farms, allow flexibility for growers to diversify farm income, and meet the changes in market, social and environmental conditions through agricultural-related enterprises and accessory uses compatible with the rural character of the Township. Agriculture-related enterprises refers to the practices of visiting an agricultural operation for the purposes of farm product purchase, farm related-recreation, farm-related education, or active public involvement in the farm operation. For farms that are actively growing products for on-site and/or off-site sale, agriculture-related enterprise uses can provide improved sales, marketing and additional farm-related income opportunities.

#### A. The goals of these provisions are:

1. To maintain and promote agriculture and agriculture-related activities.
2. To preserve open space and farmland.
3. To maintain the Township's agricultural heritage and rural character.
4. To increase community benefits by having fresh, local agricultural products for sale and working classrooms to educate school children, residents and tourists.
5. To increase agriculture-related enterprises and uses that contribute to the general economic condition of the Township area and region.

#### B. The purposes of this Section are:

1. To provide standard definitions related to agriculture-related enterprises and uses.
2. To provide a list of permitted agriculture-related enterprises and uses for working farms.
3. To provide a mechanism for allowing creative uses that need a site plan review and/ or special land use permit to guide and regulate agriculture-related enterprises and uses on working farms.
4. To provide for a clear understanding of the expectations for agriculture-related enterprises and uses for farm operators, local residents, other businesses and local officials.

#### C. This Section requires that all of the following are met:

1. Agriculture-related enterprises and uses are allowed only on working farms.
2. A farm's size must be adequate to accommodate any agriculture-related enterprises and uses so as not to create a nuisance or a hazard.
3. Sales shall be limited to farm products and cottage foods.
  - a. A farm product means those plants and animals useful to humans produced by agriculture and includes, but is not limited to forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry products, cervidae, livestock (including breeding and grazing), equine, fish and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms and other similar products, or any other product which incorporates the use of food, feed, fiber, or fur as determined by the Michigan Commission of Agriculture & Rural Development.
  - b. Cottage Foods means, non-potentially hazardous foods that do not require time and/or temperature control for safety and can be produced in a home kitchen (the kitchen of the person's primary domestic residence) for direct sale to customers at farmers markets, farm markets, roadside stands or other direct markets. The products cannot be sold to retail stores; restaurants; over the Internet; by mail order; or to wholesalers, brokers or other food distributors who resell foods.
4. At least 50-percent of products sold or 50-percent of your income must come from products produced on the working farm or a commonly owned off-site farm or facility.
5. Agriculture-related enterprises and uses must meet all other relevant Township zoning requirements plus all health, building, road, safety, and all other applicable local, state and federal regulations including environmental and agricultural laws.

6. Agricultural operations whose gross revenues are solely or primarily derived from alcoholic products are not included under this Section. This Section does not expand uses permitted for production, processing, or sale of alcoholic products or otherwise reduce the restrictions applicable under state or local laws.
7. Sales and Uses not allowed include but are not limited to:
  - a. Fuel or related products
  - b. Tobacco products
  - c. Marijuana products
  - d. Alcoholic beverages unless the operation is licensed by the State of Michigan
  - e. Lottery tickets
  - f. Vehicles, recreational vehicles or related products and facilities
  - g. Flea markets
  - h. Fireworks as defined by the Michigan Fireworks Safety Act, P.A. 256 of 2011, as amended, including but not limited to consumer, novelty, low impact and display fireworks.
  - i. Restaurants
  - j. Campgrounds
8. Hours of operation shall be from dawn to dusk, with quiet hours enforced from 10pm to 7am.
9. Documentation that an agriculture-related enterprise or use is operating within these limits must be made available to the Township.

Section 3.22.2 Agriculture-related enterprises and uses, within the limits set above, permitted by right for working farms in the Agricultural District.

- A. Agriculture-related enterprises and uses include the following, as well as other substantially similar uses or activities that occur as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products:
  1. Roadside stands
  2. On-farm market
  3. Direct to customer sale and distribution
  4. Value-added (other than alcohol products) processing of products grown on the farm
  5. Baked goods for sale at the on-farm market or local farmers markets
  6. Corn & hay mazes
  7. Sleigh & hay rides
  8. Horse rides
  9. U-pick farms, and similar uses
  10. Pumpkin patches, and similar uses
  11. Farm Stays of four (4) or less campsites per parcel.
    - a. Acceptable accommodations include:
      - i. A tent, defined as a collapsible shelter or other fabric stretched and sustained by poles.
      - ii. A vehicular-type unit, primarily designed as temporary living quarters for recreational camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.
      - iii. A camping cabin is a hard-sided shelter that is less than 400 square feet in area.
    - b. {Campsite size guidelines}
    - c. No more than 2 vehicles allowed per campsite.
    - d. {Maximum occupancy of \_\_\_\_\_ people per site.}
    - e. Recreational fires must be contained within fixed pits or rings.
    - f. A potable water source and restroom must be provided for tent and camping cabin accommodations.
    - g. {Set-back buffer/Noise and sound abatement guidelines}
    - h. The parcel owner or farm manager must reside on the property and is responsible for enforcing all conditions above.
  12. Farm Tours, Demonstrations, Cooking and other classes utilizing farm products, and Farm-to-Table Dinners.

C. Small non-agriculturally related events meeting the following:

1. One (1) on-site event per month and no more than three (3) events per year shall occur under this Section.
2. Subject to notification to the Zoning Administrator at least fourteen (14) days in advance of the event.
3. Shall otherwise comply with Section 9.5.9: Events - Wineries, Meaderies, Distilleries and Cideries of this Zoning Ordinance.

Section 3.22.3 Other agriculture-related enterprises and uses or uses accessory to a working farm's operation may be approved subject to Site Plan Review per Article 13 and Special Land Uses per Article 14 of the Zoning Ordinance.



**(Comments sent by email from M Uhaze 2/18)**

To: Centerville Township Planning Commission

From: Michele Uhaze, 6150 East Amore Rd. Lake Leelanau

Date: 2.18.24

After reviewing the plan submitted to the Centerville Township planning commission for a Glamping Resort to be built on Amoritas' Vineyard property by Under Canvas, I am alarmed on many points and would like to highlight those here:

1. Lease Agreement between Amoritas and Under Canvas:
  - Amoritas has entered into a lease agreement with Under Canvas. We do not know the terms nor the length of that lease agreement and what profound changes Under Canvas could/will continue to make to the property in the future.
  - When the commission raised the question to Amoritas owners and the representatives of Under Canvas about spraying the vines, with potential camp sites a mere feet from the vines, they were unable to answer the question clearly. In fact, their response made no sense when they stated they "may have to spray each vine individually". Which is not realistic and begs us to ask the question -will the vines even be a part of their proposed development.
  - Under Canvas indicated they are not legally bound to disclose the terms of the lease. Will Under Canvas then decide that only a small portion of vines be available as demonstration garden to visitors to maintain it as a "working farm" and this property be overdeveloped?
2. Under Canvas is a developer funded by a multi-billion-dollar equity firm. If this plan is approved, we will forever see the landscape of Leelanau County changed. Approval of their proposed plan would open the door for other developers to degrade and develop Leelanau County rural spaces.
3. Throughout the proposal, Under Canvas refers to the importance of the RURAL nature of the space is: On Page 6 – "utilizing the RURAL character of the Farm" "maintain open space", On page 7 – "limiting the impacts of DEVELOPMENT" Page 10 – "peaceful rural character of the township On Page 14 – "To Preserve open space and farmland"
  - In the Development plan presented by Mansfield, it refers to "Demolition" to make way for this development. They are going to destroy precious resources, the hundreds of mature trees that line Amore Rd. for their own personal gain.
  - On page 24, Under Canvas' proposal would require a special use permit since MLCC (Michigan Liquor Control Commission) prevents any entity in another regulated tier – in this case UNDER Canvas as a retailer from entering into a lease agreement. Under Canvas is therefore asking for an exception and asks the county to certify the property as URBAN, COMMERCIAL or for Redevelopment. NOW that is a major red flag, since multiple times throughout the proposal Under Canvas refers to it as rural, and to protect the land with minimal development impact and yet they need to it be certified for Commercial Redevelopment to fit their plan. Such commercial use would be against the vision of the Township Master plan. "Preserving Open Space and Farmland" does not

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agree with "Urban, Commercial and Re-development" It's a contradiction and this alone should be reason to deny this proposal.

4. On page 12 – the proposal says that "none of the proposed improvements are visible from outside the property boundary". That is simply not true. My entire back yard borders Amoritas vineyards property and will have a full view from the eastern and southern boundaries.
  - a. We have created plantings and gardens, added nesting boxes for birds in our backyard that borders this proposed site. How will the potential campers know borders and not trespass. They won't!

I implore the planning commission to not approve this proposal by Under Canvas – we cannot allow this special place we call home to be lost to commercial interests. We, as many of you do, live in Centerville Township in Leelanau County for the Quiet, the Solace the Peace of the area. Our landscape is precious and has inherent value that is much greater than Under Canvas' financial interest and their goal as quoted by their Chief Development Officer – "for an aggressive system wide growth to develop...new locations across the U.S" Is Centerville Twp to become another stop on Under Canvas' Aggressive growth goal? I sincerely hope not.

Thank you for your time and all that you do for Centerville Township.

Michele L. Uhaze  
Amore Road Resident

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