

**CENTERVILLE TOWNSHIP
PLANNING COMMISSION**

Lindy Kellogg, Chairperson; Rolf von Walthausen, Vice Chair;

Joe Mosher, Board Representative;

Mary Beeker, Secretary; Noel Bielaczyc, member;

Chris Grobbel, Planner

Centerville Township Hall

August 5, 2024, Regular Meeting, *Approved Minutes (Approved 10-07-2024)*

Quorum Present

Call to Order: Rolf von Walthausen, Vice Chair, called the meeting to order at 6:30 p.m.

Attendance: Joe Mosher, Noel Bielaczyc, Rolf von Walthausen

Absent: Lindy Kellogg, Mary Beeker

- **Staff Present:** Township Planner, Chris Grobbel
- **Public attendance:** 6 in person.

I. REVIEW AGENDA

a. The agenda was reviewed by von Walthausen and approved by consensus.

II. PUBLIC COMMENT REGARDING THE AGENDA

Neil Dziejczak – He commented on references to “right to farm” in the ordinance.

Don Baty - His comments are his own as a residence and are not on behalf of the

Lake Association. He submitted some edits to the ordinance prior to this meeting.

His comments address a lack of clarity in language that doesn’t express the

Commission’s intent. He strongly encouraged the Commission to review because he

language could be a problem in law. (Mosher will post Baty’s comments as a

separate document on the website).

III. REVISE/APPROVE AGENDA

Mosher has to leave at 8:15 p.m. He proposed to adjust the order of the agenda:

hold the regular business meeting and then work on the zoning ordinance (switch

Other Business and New Business). Also, he suggested to strike bullet one under Old

Business.

ACTION: Bielaczyc moved to approve the agenda as presented and amended;

supported by von Walthausen. Motion carried. (3,0)

IV. DECLARATION OF CONFLICT OF INTEREST - None

V. REVISE/APPROVE MEETING MINUTES

June 17, 2024, Special meeting

A sentence on page 4 appeared out of place. It was decided to strike the sentence.

ACTION: Mosher moved to approve the minutes of June 17, 2024, special meeting,

as presented and amended; supported by Bielaczyc . Motion carried. 3,0

*June 3, 2024, Regular meeting

No Action.

*June 20, 2024, Special meeting

No Action.

*July 11, 2023, Special meeting

No action.

*These minutes will be approved in October. Some members were absent from these meetings and abstained from voting, causing a lack of quorum at this meeting for approval.

VI. REPORT FROM TOWNSHIP BOARD REPRESENTATIVE

Joe Mosher - The Township Board met in July. It was reaffirmed the intention to not approve any expansion of Leelanau Pines. At the August 14 meeting, there will be discussion about the application of waste from Williams and Bay on the Eitzen's farm. There has not been a permit application submitted for this.

VII. REPORT FROM ZBA REPRESENTATIVE

Noel Bielaczyc – He reported that a meeting is scheduled for August 15, 2025. (dimension and use variant permit application).

VIII. TOWNSHIP PLANNER REPORT

Chris Groebel noted the above 2 items as well. After the Zoning Ordinance work, they will seek direction from the Board to do Master Plan work. It will be done section by section and could take up to 12 months. It will be a Master Plan update rather than a rewrite. There are 4 or 5 sections missing that are necessary.

IX. PLANNING AND ZONING ISSUES

(Other Business and New Business were switched by agenda amendment)

Other Business

- Discuss/consider 1 month extension of Moratorium to 9/30/24 per legal team recommendation.

The current moratorium extension expires August 31, 2024. The Board could approve an extension next week. The ordinance has yet to go to our own legal counsel and submitted to the County Planning department. We do not need the County's approval, but they do consider how the ordinance lines up with the ordinances in neighboring communities. The County is advisory only. Experience is that the County does not respond in a timely fashion. It was suggested that the moratorium be extended to October 31, 2024.

ACTION: Mosher moved to request that the Township Board extend the moratorium to October 31, 2024; supported by von Walthausen.

DISCUSSION: There was discussion about the intent to get this done as quickly as possible. Tweaking of the ordinance can be done outside the

moratorium if needed. Groebel suggested a good faith effort to correct typos and common-sense language is sufficient. If substantive changes are made, another public hearing is needed. The Commission wants the Board to review the ordinance thoroughly.

Motion carried. (3,0)

- Review of proposed Amendments to PC Bylaws

Changes are being made to the PC bylaws concerning the duties of the Zoning Administrator (ZA). Chris Groebel is a contracted employee acting as a staff member of the Township. Mosher has amended the bylaws to reflect how the duties are shared between the ZA and the Township Planner (Groebel).

ACTION: Mosher moved to adopt the amended Planning Commission bylaws (8-5-24 draft); supported by von Walhausen.

DISCUSSION: Bielaczyc commented that this is a title change. Groebel will handle things that go to the Planning Commission. Day to day activities will be done by the ZA (Tim Cypher). The ZA will handle complaints

Motion carried (3,0)

This will not be effective until the minutes are approved.

- Review of current PC membership terms

Mosher noted the expiration dates of members of the Planning Commission. The dates indicate several will be ending their terms at the same time. He thinks it would be better to stagger those dates so terms would not be expiring at the same time. Von Walt hausen will look at it, and it will be discussed at the October meeting.

Mosher is not seeking an additional appointment. The Commission will need to recruit for new members.

Old Business

- ~~Status of ZO Amendments and Moratorium~~

- Review of Draft ZO version 14

Groebel noted that somehow version 13 has disappeared. However, we do have a PDF of that document.

- Section 3.21 Agriculture-related Enterprises

A comment from Derenda Lafevre about ADA was addressed by replacing a sentence about notices that go out for meetings. People can call or write for specific access needs to attend meetings. The Commission was in favor.

The campsite occupancy was discussed previously as limited to 6 people and no more than 7 consecutive nights. The change will be made. The Commission was in favor.

Steve Hamilton's comments about "use by right" or "permitted use" were considered. The ordinance treats everything as a special use. It was commented that some instances should state "use by right." It will remain within special use realm and the ZA will make the call. Because of traffic and parking, it is more of a PC review. The Commission was in favor of leaving it within the special use review and referring to permitted by right when needed.

Groebel reviewed the campsite restrictions. The number of vehicles was discussed.

ACTION: Mosher moved to strike item d on page 69 in regard to the use of generators at campsites; supported by Noel.

DISCUSSION: von Walthausen was not in favor of creating a provision for campsites.

Motion carried. (2,1)

A minimum setback per campsite was discussed. All sites are different leaving it difficult to regulate a specific setback. It was agreed that 75 feet would be appropriate and would be addressed in the special use permit site plan.

How sites are situated to other parts of the property and neighboring properties needs to be looked at.

Expiration dates for special land use permit is on page 113. Special land use permits expire after 1 year and can be extended for up to two years.

Don Baty submitted a document of zoning language concerns, dated August 4, 2024. In response, typos and verbiage will be corrected. There are a variety of opinions about the definition of park models. When does it become a condo with permanent structures? Groebel suggested that it should be reviewed by legal.

We have a clear definition of a building. Park models are currently banned in commercial resorts, of which Centerville has 2. A park model is designed to be moved from time to time. It would have wheels.

Groebel will make the language changes. The language of trailer homes was discussed. The definitions are on page 23 and page 25 in section 3.12. There can only be one trailer per plot.

There was consensus to delete info about pop-up restaurants on page 20.

Von Walthausen questioned events being limited to 3 per week (page 70). He asked if promotional events are defined as different from private events. It was decided to get rid of promotional events and keep the focus on ag-related events. It was agreed that there should be no more than 3 events in any 30-day period. There should be no overnight accommodations.

Water front overlay pg 124

Waterfront overlay comments from Don Baty were considered.

Marinas are banned. Boathouses are banned. Page 127 states that surface water to wetlands would be released to the non-lake side of the property.

ACTION: Mosher moved to request the Planner to have a clean copy and a marked-up copy of version 15 (inclusive of all changes discussed on August 5, 2024) by August 9, 2024 to submit for legal review and County Planning Review; supported by Bielaczyc. Motion carried. (3,0)

PUBLIC COMMENT

Don Baty - Written comment received via email (posted separate than minutes)



comments on v.
14.pdf

Neil Dziedzic – He stated that he was disappointed that a comment he sent to Julie was not brought up in this meeting’s discussion. Some comments had to do with ag-related enterprises. He sent it on July 15. He also spoke of noise nuisance of amplified music being played by his residence and this type of nuisance has not been addressed.

Groebel will check with Tim Cypher on this.

Derenda Lefevre – She feels 3 large events per month is excessive. Events should be ag-related. 3 per year is adequate. There should be no limits on small events.

Michelle Uhaze – She supports restricting the larger events.

Bill Rastetter - He provided comment to section 3.21 concerning GAMMPS. The building of a primary building on a site before a secondary building and regulation of guest houses are subjects that should be taken up in the future.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

The next meeting is October 7, 2024. There is no meeting in September.

Respectfully submitted,

Cindy Kacin