

Cleveland Township Planning Commission
Cleveland Township Hall, Leelanau County, Michigan
October 4, 2023

Regular Meeting

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, Secretary Victoria Sutherland, Taylor Moore, Todd Nowak.

2. Consideration of the Agenda: Accepted as presented, with changes. Taylor Moore motions to pass with changes; Dean Manikas seconds.

3. Pronouncement of any Conflict of Interest: None declared

4. Chair Report: see below

5. Report by Zoning Admin: no comments

6. New Business: Pre-application conference for site plan, Leelanau Conservancy on S. Wheeler Road. According to the attorney, we don't need a variance. Site plan review in process. Public Comment will be at the next planning commission meeting held November 1, 6:45pm.

Gosling Czubak representative Kevin Krogulecki went through plans and maps of a ten standard car space parking area adjacent to the Palmer Woods Nature Reserve. He shared plans and outlined the benefit of it being on the north edge as it will provide access to the trails on the north side. Current area is already being used by visitors pulling off to the side of the road. They are trying to avoid tree clearing as much as possible. Will take up a very small portion of the total acreage of the entire reserve. The road commission and soil erosion permits have already been pulled. Signage will also be

included that is consistent with other pedestrian road crossings. If approved, they would like to complete this fall.

8. Continuing Business: STR-from comments Chair Dean Manikas

- The County Planning Commission was presented with the draft STR proposal, they had comments/corrections. Made corrections to the Ordinance per their recommendations.
- Consideration of numbers of STRs: current Business/Commercial/Recreational areas where STRs are allowed (almost 200) and PRE households in the township. Recommendation from Todd Nowak for a 2% cap, Victoria Sutherland seconds, motion passed 5-0.
- A motion made by Dean Manikas and seconded by Taylor Moore to recommend that the township board adopt ordinance 4.28. Motion passed 5-0.

Public Comment:

- Peter Barnes, 890 E. Harbor Highway: Can you please define property owner or property itself? What is the civil appeal process? He has several noise ordinance questions, including that he has some issues, and nothing has been done. Please be more clear with names, TIM STEIN or Tim Cypher? Also, what defines a local?
- Bob DeKorne, Wheeler Road: about the Conservancy issue and Palmer Woods; Appears the Conservancy has a desire for a parking lot to accommodate the request of bikers; but there are many people who already park in existing lot; he wants to remind us to do this all properly; non-resident vs. residents.
- Joe VanderMuelen, School Lake Road: Feels like the Conservancy is going to meet the criteria of the site plan process, but he recommends that we do not approve. He would really like to recommend denial; they are requesting we listen to our neighbors; he suggests we please take a harder course on this and put park

regulations in place before acting on this site plan. The parking lot is not necessary, it is an "auxiliary" parking lot. Increasing parking options invites more cars.

12. MOTION TO ADJOURN BY Todd Nowak AND SECOND BY Paul Stowe. Motion passed 5-0. Adjournment at 8:18 PM.