

Cleveland Township Planning Commission
Cleveland Township Hall, Leelanau County, Michigan Regular
Minutes, August 2, 2023

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, and Board Rep Todd Nowak.

2. Consideration of the Agenda: Accepted as presented.

3. Public Comment:
 - Bob DeKorne W. School Lake Road, Maple City: Thank you for the work on the private park; unfortunately the conservancy moved ahead with the parking lot to my chagrin.

4. Pronouncement of any Conflict of Interest: None declared

5. Consideration of July 5, 2023 Planning Commission Minutes: Members reviewed the minutes. Paul had an edit on number 7. Motion by Taylor and second by Dean to accept the minutes with amendment. Motion passed 5-0.

6. Report by Chair:
 - A. Realtor about STR on behalf of investors for glamping on property; another from Sugarloaf and advised if the property is in the rec district ordinance does not apply.

 - B. Conversation with Joe Vandermuelen about setting guardrails on private parks.

 - C. Conversation with Tom Nelson re: private parks and Tom's efforts to work with the neighborhood.

D. Met Ellie Johnson, district forester; Dean shared ag/forest area issue and she had input; as far as forestry she gave strategies to use; Crystal Lake Watershed experience. Key is requiring expert to be involved; defining slopes, and the restoration and offset of what is removed;

E. Dean spoke to Vince, our new computer guy; Tanelle is putting books together for us with master plan and ordinance addendums;

7. Reports and Correspondence by Members: Taylor went to a conservancy event and Palmer Woods was discussed.

8. Report by Zoning Administrator: Report not received this month due to computer issues; new one is on the way and new tech will allow for electronic applications; But, shared that there were six land use permits this month, and we are ahead of last year by quite a bit.

9. Continuing Business: Short Term Rental Ordinance work.

- A. Go over response from attorney Tim Figura, Esq., made suggested edits.
- B. Discussed real numbers of PRE and will meet with Rob Herman to talk more about who owns what property, pull out the rec and resort properties so we can make best recommendations on numbers.
- C. Recommendation for caps is in process.
- D. Post about the public meeting: Victoria will work with Tanelle to set this up in the proper time frame.

10. Parks and Recs Master Plan: beginning discussions on necessary revisions; Dean does not see a lot of guidance coming from the master plan; we do have a proposal in hand; How should we proceed with an ordinance? A. Work with a task force? Or B. Partners in the process who would be a part of our agenda? **B. is the option preferred**

by the members. Discussion on experts and neighborhood representatives who might be interested in getting involved.

11. Public Comment: Joe VanderMulen and Bob DeKorne both made a recommendation of Kama Ross to be a part of the process partnership. Joe wants us to continue considering the members of this community vs. “the corporation,” it is a concern of the neighborhood that the parking lot permits happened so quickly.

12. MOTION TO ADJOURN BY Todd Novak AND SECOND BY Paul Stowe.
Motion passed 5-0. Adjournment at 8:02 PM.