

KASSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING
Monday, July 15, 2024; 7:00 p.m.
Kasson Township Hall, 10988 S. Newman Road, Maple City, MI 49664

MEETING MINUTES

1. Call Meeting to Order / Pledge of Allegiance
Commissioner Lanham called the meeting to order at 7:00
2. Roll Call of Commissioners and Staff / Recognition of Visitors
 - A. Commissioners present (roll call): Lanham, Carter, Roush, Eftaxiadis, Noonan not present
 - B. Staff: ZA Cypher (Excused), Andria Bufka – Recording Secretary
 - C. Visitors present: 1
3. Consideration of Agenda: Additions or Corrections – Lanham moved to accept as is, Roush seconds the motion, all present vote aye, the motion to accept the agenda is approved.
4. Declaration of Conflicts of Interest - None
5. Approval of Minutes–June 17, 2024 – Roush note a correction required on the last page. Eftaxiadis moves to approve once last page is corrected, Carter seconds the motion, all in attendance vote aye and the corrected meeting minutes are approved.
6. Correspondence Received - None
7. General Public Comment - None
8. Area Reports
 - A. Chairperson – Commissioner Lanham communicated that the court case with Enduro has been decided and the judge ruled in favor of the township, but it could be appealed within 30 days.
 - B. Secretary – Commissioner Eftaxiadis - No report
 - C. Township Board – Commissioner Carter – No Report
 - D. Zoning Board of Appeals – Commissioner Noonan – not in attendance
 - E. Zoning Administrator’s Report – ZA Cypher (Sent via email to Commissioners) – no questions/comments
9. New Business - None
10. Old Business
 - A. Zoning Ordinance amendments for PC review - Commissioner Lanham led the discussion and referenced a township survey and noted the biggest concern was housing. The PC agreed to review housing.

Commissioner Eftaxiadis: questioned the survey results as they related to having a fire station in Kasson township and discussed specific results. Commissioner Carter reported that the township has hired someone to investigate a firehouse going into the future. All 4 townships have to agree to how it is managed going forward.

Commissioner Eftaxiadis referenced question 17 & 18: groundwater protection was important to those surveyed and received the highest positive votes. He also reported that Q17 which was about partnerships with surrounding townships, only received 1 vote for watershed protection. Commissioner Carter speculated that people want to protect watershed because of creek going into Glen Lake. Commissioner Lanham speculates that it's related to failed septic systems and point of sale requirements. It was reported that Glen Lake watershed starts on the other side of Elmers.

Commissioner Lanham went back to the housing discussion to find out where to begin. About 10 years ago square footage and acreage requirement dropped in Kasson Township. Lanham asks if they want to discuss ADU's (accessory dwelling unit). Commissioner Eftaxiadis references the survey and people were OK with the 5 acre requirement. In town they wanted 1 acre. Commissioner Eftaxiadis thinks they should review increasing the density in some areas. Commissioner Carter thinks the problem is housing costs, subdivisions are selling for \$400K up to \$600K.

Commissioner Lanham asks if the PC would consider allowing a 2nd building on a 5 acre lot, or an apartment over a detached garage. He mentions that the township can stipulate use. Initially Commissioner Roush stated that he had no opinion at this time. Commissioner Lanham discusses an ADU advertisement that says Leelanau county allows it, however Kasson doesn't allow it. Commissioner Lanham states that he is OK with it as long as it's not an STR, and suggests they look at ADU's.

Commissioner Roush states that we keep talking about more housing, but people want to maintain rural character, as is noted in the survey. He states that the PC needs to be careful where they go with zoning. Commissioner Lanham states that a 5 acre lot has 1 house allowed and with 10 acres 2 are allowed.

Commissioner Eftaxiadis discusses lot splits, and how low income housing is defied in terms of owner earnings. He thinks workforce people need low income housing, and that it would be more cost effective to add smaller units on existing land.

The PC discusses and wonders how it would be enforced as there is no ordinance. It is reported that the State is starting to regulate STR's. The PC further discusses that ADU's could be something to help with local workforce issues. They could be a guest house, a long term rental, caregiver lodging, etc. The PC notes that fire/EMS services would need to be available.

Commissioner Roush clarifies if the PC changes the zoning ordinance the county would have to approve. Roush asks if they have to notify surrounding townships – Lanham responds that he doesn't think so. The PC discusses the attempt that neighboring townships having similar ordinance requirements. Commissioner Eftaxiadis asks how many households are in the township. He thinks it's 400 and

wonders what percentage of the households would find value in an ADU? Commissioner Lanham speculates 25% would be interested. The PC discusses who it would benefit, some speculate that local workers, like firefighters, would take advantage of an ADU. Commissioner Lanham asks the PC what type of revenue could a second structure generate. Commissioner Carter doesn't feel that worker housing is an issue for Kasson township and suggests those townships with an issue solve it in that township.

Commissioner Lanham clarifies that in Kasson township, a minimum sized structure is 450 square feet. Commissioner Roush feels that Glen Lake schools would suffer because renters don't pay taxes. The PC discusses if the ADU's would be for a relative vs a rental. The PC discusses whether or not affordable housing is an issue in Kasson. Commissioner Roush wants to know if AH is a priority in any other townships in Leelanau? It is reported that Mawby is doing something in Suttons Bay and a group is also buying in Northport.

The PC discussed aspects of affordable housing and Commissioners Carter and Roush stated that Kasson is known for its rural landscape, and they are hoping to keep the area rural agriculture as best they can. Commissioner Lanham suggests they table the discussion until next month when ZA Cypher is there. Commissioner Carter states that he doesn't want more builders or subdivisions to come in to the area. He stated that it's a beautiful area and if you get too many buildings and people, the beauty of the area isn't so beautiful anymore. He suggests they look at existing developed properties, rather than subdividing forests and ag lands. The PC agrees to table the discussion until the next meeting.

Lanham asks if there's anything about the Master Plan survey to the ordinance that they need to discuss. Lanham states that there are minimal sizes referenced in the ordinance they agree for now keep it the rule. They also discuss not allowing large developments to come in. PC discusses conservation easement vs donating to the Leelanau Conservancy.

Commissioner Lanham reports that next month they can review the issue that caused the court case. They should know by next month if they can discuss yet or if there is an appeal. Commissioner Eftaxiadis brings up difference in definitions of things in the survey and what the PC makes of it. He wants to preserve forested areas. Commissioner Lanham reiterates that next month ZA Cypher will help them with the zoning ordinance and language.

B. By-Laws review (Table due to delay in legal review)

11. General Public Comment - none
12. Comments from the Commissioners – no comments
13. Next Meeting: Monday, August 19, 2024; Kasson Township Hall

14. Adjournment: Commissioner Roush motions to adjourn the meeting, Commissioner Carter seconds, all in attendance vote aye and the motion is passed and meeting is adjourned at 8:16 p.m.