

A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, AUGUST 27, 2024, AT THE LEELANAU COUNTY GOVERNMENT CENTER.

Proceedings of the meeting were recorded and are not the official record of the meeting. The formally approved written copy of the minutes will be the official record of the meeting.

CALL TO ORDER

Meeting was called to order at 5:30 p.m. by Chairman Yoder who led the Pledge of Allegiance. The Meeting was held at the Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI.

ROLL CALL

Members Present: M. Black, C. Brown, R. Brush, F. Criqui, B. Fenlon, R. Miller, T. Nixon, C. Noonan, S. Yoder

Members Absent: T. MacDonald
(prior notice)

Members Absent: M. Lautner

Staff Present: G. Myer, Planning Director, J. Herman, Senior Planner

Public Present: L. Kellogg

CONSIDERATION OF AGENDA

Motion by Noonan, seconded by Nixon, to approve the agenda as presented. Motion carried 9-0.

CONFLICT OF INTEREST – None.

PUBLIC COMMENT – None.

STAFF COMMENTS

Myer stated that the next Household Hazardous Waste collection will be on Monday, September 23 at the Peshawbestown Recycling Site from Noon-5:30 pm. She also mentioned that the Michigan Planning Conference will be in Grand Rapids September 25-27 and to let staff know if members are interested in attending.

CONSIDERATION OF JULY 23, 2024 MEETING MINUTES

Motion by Nixon, seconded by Noonan, to approve the minutes as presented. Motion carried 9-0.

OLD BUSINESS- None.

NEW BUSINESS

PC13-2024-02 – Centerville Twp. Text Amendment- Article III, Sections 3.18, 3.19, 3.21, Article XIV, Article XVII, Sections 3.8, 3.9 Article XIII and Section 2.2 Definitions

Myer reviewed the staff report, saying the request was received on August 7, 2024 and the last day for review is September 6, 2024. The requested action is to review and comment on the proposed text amendment to the Centerville Township Zoning Ordinance. The Centerville Township Master Plan does not specifically address the amendment and neither does the Leelanau General Plan. The township held a Public Hearing on June 3, 2024 at which time several comments were received.

Myer continued, saying that there are no issues of greater than local concern and that the township has been working on amending their zoning ordinance for several months. The township minutes indicate that they are working under a moratorium applicable to all applications for site plan review and have also requested a review of the following sections of their zoning ordinance.

Article II Definitions, Section 2.2

Article III General Provisions

Section 3.8 Use of Lots for Lake Access Easements

Section 3.9 Docks, Moorings and Boats

Section 3.18 Small Wind Energy Conversion Systems (WECS)

Section 3.19 Small Solar Energy Systems

Section 3.21 Agriculture Related Enterprises

Article IX Agricultural District

Article XIII Site Plan Review

Article XIV Special Land Use Review

Article XVII Waterfront Overlay District

Article XVIII Mineral Extraction Overlay District

Myer concluded, saying that the township will still need to submit the entire draft zoning ordinance, including maps, to the County for review.

Brush expressed concerns on the limitations the amendment imposes such as limiting certain agricultural uses that were clarified, but also limiting it in other ways for lake frontage and usage. Fenlon agreed, and was curious how other townships regulate and enforce this. He also questioned if there will be bathrooms available for small campsites on farmland?

Kellogg stated that they examined this topic in Section 3.21 Agriculture-Related Enterprises, and it is more of a value-added component of a farming operation. They looked into what the appropriate number of people allowed per camping spaces and having the camping units be self-contained.

Miller said the township was referencing things that the Building Safety department enforce and do not belong in the zoning ordinance. The Material Safety Data Sheet (MSDS) sheets are another authority and not for zoning officials.

Nixon complimented the township on the thoroughness, but the site plan may be hard for citizens to comprehend with all of the preparations that are required. Nixon suggested removing the verbiage “this means” in the definitions and also stated that the “Noise” definition is vague and not legally defensible or thorough enough. In regards to Section 9.1 B. Special Land Uses Permitted by Special Approval, Nixon suggested adding another special use of “Or any other Special Uses approved by the Township” so that the township can expand if they need to. He also questioned Section 13.1 B 10., if the site plan for review needs to be an architectural drawing or could a hand drawn plan be sufficient? He lastly commented on page 97, that the challenge of being sure when a citizen comes for approval of their plans, that they

construct what was approved. He suggested the township revisit after two years instead of one year given today's marketplace.

Black complimented the township and was impressed with the comments received from the citizens. Yoder stated that the ordinance was very in depth and found some minor suggestions. On page 68, the word "less" is crossed out, "traffic" on page 90 and "motorized" on page 122 are also crossed out. He also found on page 125 and 130 areas where there is a note to "insert data of..." they should be reviewing the draft version of the amendment.

Brush touched back on the agricultural use that the owner must reside on the property, but what if the owner owns more than one parcel and there isn't a residential home there? Kellogg responded that it is more of an oversight from the landowner or property manager to monitor. Kellogg said they worked with a professional planner and she appreciated all of the comments and feedback.

Motion by Fenlon, seconded by Black, to approve with the suggested corrections and to forward the staff report and all comments to Centerville Township. Motion carried 9-0.

REPORTS

Housing Action Committee

No report given.

Parks & Recreation Committee

Noonan said they are in the process of getting their Parks and Recreation Plan updated.

COMMUNICATIONS

Myer stated that Housing North will be holding a happy hour in Traverse City and in Cadillac on September 3 and there is a flyer available with more information.

PUBLIC COMMENT- None.

STAFF COMMENTS

Myer said the Housing North Summit will be at the Hagerty Center October 24-25. Housing North will also be meeting this Thursday in the community meeting room of the Government Center to gather input on housing needs in Leelanau County through zoning reform and other tools, presentation by Ryan Kilpatrick. She lastly stated that the Annual Planning Session will be October 9 at 6:30 p.m. in the community meeting room and that staff is working on a flyer to disperse.

COMMISSIONER & CHAIRPERSON COMMENTS

Brown said the Leelanau County Road Commission will be working on culvert repair planning for next year.

ADJOURN

Meeting adjourned by consensus at 6:02 p.m.