

A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, SEPTEMBER 24, 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, M. Lautner (5:33), T. MacDonald, T. Nixon, S. Yoder

Members Absent: R. Miller, C. Noonan
(prior notice)

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

Public Present: P. Hallstedt, S. Patmore

CONSIDERATION OF AGENDA

Motion by Nixon, seconded by Fenlon, to approve the agenda as presented. Motion carried 8-0.

CONFLICT OF INTEREST

Nixon expressed that he had a conflict of interest regarding "New Business", "Item #1" because he is on the Suttons Bay Township board.

PUBLIC COMMENT – None.

STAFF COMMENTS

Myer stated that she along with Herman and Black will be heading to the Michigan Association of Planning Conference tomorrow in Grand Rapids.

CONSIDERATION OF AUGUST 27, 2024 MEETING MINUTES

Motion by Fenlon, seconded by Black, to approve the minutes as presented. Motion carried 8-0.

(Lautner present)

OLD BUSINESS- None.

NEW BUSINESS

PC14-2024-11 Suttons Bay Twp. Text Amend. – Personal & Commercial Storage

Myer reviewed the staff report, saying the request was received on September 18, and the last day for review is October 18. The requested action is to review and comment on the proposed amendments to the Suttons Bay Township Zoning Ordinance, Article 11, Waste Management District. The Suttons Bay Community Joint Master Plan does not specifically address the amendments and neither does the Leelanau General Plan.

Myer continued, saying that the proposed amendment will amend Article 11 Waste Management District, Section 11.2 Special Uses to add: D. Personal Storage and Commercial Storage and a new Section 11.4 Clustered Industrial/Storage Condominiums. The proposed amendment will also amend Article 17, Condominium Subdivisions, Section 17.1 to add "industrial" to the intent of the Condominium Section.

Myer said the proposed amendment will amend Article 2 for Impervious Surface to read as follows:

Impervious Surface: (from the definition used in the Zoning ordinance Overhaul) For purposes of this Ordinance this definition includes surfaces which prevent or impede normal water infiltration and/or cause runoff to other areas but is not limited to: (1) all buildings, and structures (area measured at roof gable end and eave lines), (2) stairs, walkways, driveways and parking or other areas comprised of cementitious substances, or any bituminous substance, including asphalt, and (3) any subbase of plastic or any shield which prevents or impedes water penetration. Not considered an impervious surface are brick pavers, paver stone, graveled surfaces, decks, stairways and walkways with gaps in their surface structure (e.g., wooden decks with open cracks between the deck boards) that allow water to readily pass through the structure.

In conclusion, Myer said the proposed amendment will amend the definition in Article 2 for Storage to read as follows: STORAGE, PERSONAL: A space or place for the safekeeping of personal property. And also add the following definition: MASTER PARCEL: The existing overall parcel(s) or lot(s) that are proposed to be developed and/or divided into individual units.

Brush asked where the parcel was located and why it was not looked as a Planned Unit Development (PUD) Patmore said it was south of the sewage treatment plant and that PUD is not in their zoning ordinance. He explained what the owner was allowed do to under the current zoning ordinance. Brush advised to be cautious that their may be an issue once they are sold as the uses change over time. Brush also suggested they think about hours of operation, will they be secured with a fence, lighting, etc. Patmore stated that it is already zoned as waste management and that a lot of places in the area are allowing storage condominium developments.

Motion by Black, seconded by Fenlon, to recommend approval and to forward the staff report and all comments to Suttons Bay Township. Motion carried 9-0.

PC15-2024-08 Leelanau Twp. Text Amend. – Farm Stay Campgrounds

Myer reviewed the staff report, saying the request was received on September 18, and the last day for review is October 18. The requested action is to review and comment on the proposed text amendments to the Leelanau Township Zoning Ordinance Article 2 – Definitions, Article 3 – General Provisions, and Article 4 – Agricultural District. The Leelanau Township Master Plan, does not specifically address the

amendment. The Leelanau General Plan lists as an "Objective" in Chapter 10 Economic Development, Page 9 "Attract tourism opportunities which capitalize on natural resources and scenic beauty while protecting and enhancing those same features." Page 8 of this chapter reads "the General Plan encourages the expansion of marketing opportunities for farmers including the promotion of locally produced farm products, mail-order businesses for farm products, farmland tourism networks and organically grown products." The township held a Public Hearing on September 16, at which time several members of the public spoke in support of the amendment.

Myer continued, saying the proposed amendment will add:

Farm Stay Campground Farm Stay Campground: A small Campground that is considered as an agritourism accessory use to a primary farming operation (as defined by the Michigan Right-To-Farm Act) on a property or tract in the Agricultural Zoning District, and approved as a Special Land Use.

And replace the current Article 3 Land Use Districts, Section 3.11 Recreational Vehicle Use, C, with the following:

C. By definition, more than two (2) recreational units on a parcel of land shall constitute a Campground. The standards listed above in Section 3.11, A and 3.11, B shall not apply to approved Campgrounds including Farm Stay Campgrounds.

In conclusion, Myer said the proposed amendment will add G. Farm Stay Campgrounds to the Special Land Use Section 4.4.

Lautner said this was a really neat concept. Hallstedt gave the background story and questioned as a small farmer, how they could get more income? He has worked with the township and MSU Extension Office on this matter for the last four years and said that this is something that is already being done in Cleveland Township. Lautner asked if farmers plan to set aside an area away from the active harvest? Hallstedt responded yes, it is required by law that farmers cannot spray within 100 ft. of any individual. He said that all farmers have a non-productive area on their property which they hope can bring in people to the farm for education, composting, a better understanding, etc.

MacDonald questioned if Section 3.11A is superseded or active under Section 3.11B? Patmore clarified that they have a section in their zoning ordinance that deals with Recreational Vehicle's (RV) and campgrounds and they felt that had to be consistent with Farm Stay requirements.

Nixon complimented the township and said it was an interesting concept. He asked if they identified other farm campsites in northern Michigan? Patmore said that not many townships have language in their zoning ordinance for this, but he anticipates it will become a trend. Nixon questioned what a "park model unit" was in the 'Cabins' definition. Patmore explained that it is similar to a mobile home, with no more than 400 sq. ft.

Black questioned ground water contamination and asked if they will be building a bathroom unit with a drain field and have a dump station? Hallstedt said they will need to meet the requirements of Michigan Department of Environment, Great Lakes, and Energy (EGLE). He explained that these are temporary units and not a full campground but they will find a way to address human waste. They are looking into solar alternatives for electricity use since these sites need to have access for public safety.

Black questioned if there would be an on-site supervisor? Patmore responded that someone has to reside

on the parcel. Hallstedt said this is an opportunity to help support the farming community with low density and low impact with control.

Fenlon questioned Section 3.11 Recreational Vehicle Use, and asked if a property owner had two unoccupied RVs on the property for storage purposes, would that be considered a campground? Patmore said it does not apply if you are storing RV's.

Motion by Nixon, seconded by MacDonald, to recommend approval and to forward the staff report and all comments to Leelanau Township. Motion carried 9-0.

Lautner raised the question of larger families being able to participate because of the requirements. Patmore commented that the township would not be monitoring the number of people. This would give farmers a guideline.

REPORTS

Housing Action Committee - No report given.

Parks & Recreation Committee

Lautner reported that there was a Parks and Recreation Community Survey on the County Website and encouraged members to take the survey. Also, the pavilion at the Old Settlers Park is not compliant and needs some work. They have not found a contractor to do the repairs. The committee is also looking into paving the parking lot at Veronica Valley. In conclusion, Lautner said that once the County hires a Facilities Manager, they will handle all of the parks.

COMMUNICATIONS

Myer stated that collection reports are available and explained that the recycling information is up-to-date through August. Also, there is a one more Scarp Tire and Mattress Recycling Collection and one more HHW collection in October.

PUBLIC COMMENT- None.

STAFF COMMENTS

Myer gave an update on the Materials Management Plan (MMP) and said they have an Interlocal Agreement between Leelanau County, Grand Traverse County, and Benzie County that was approved by the Board of Commissioners (BOC) in June. They also submitted the Notice of Intent (NOI) at the end of June. She explained that the purpose of the MMP is to protect the environment and public health to ensure that managed materials such as recyclables, or organic materials, and solid waste are sustainably managed to achieve benefits to the economy, communities, and environment. The new plan will ensure that all managed materials generated in the planning area are collected and recovered, processed or disposed, and materials management facilities have complied with the law. Myer said the next step is for the BOC to approve Lydia Gulow, Resource Recovery Director, from Grant Traverse County as the Designated Planning Agency (DPA) and approve the Materials Management Planning Committee. Once in place, the MMP will replace the current Solid Waste Management Plan.

COMMISSIONER & CHAIRPERSON COMMENTS- None.

ADJOURN

Meeting adjourned by consensus at 6:16 p.m.

DRAFT