Leland Township Planning Commission - Annual Report for 2023



Leland Township Planning Commission Members (2023):

Chairman: Dan Korson ZBA Rep: Ross Satterwhite Vice Chair: Skip Telgard Secretary: Sam Simpson

Township Board Rep: Clint Mitchell

2023 Meetings

Meeting Month	Regular PC Meeting	Regular PC Meetings with Public Hearing
January 2023	Χ	_
February 2023	Χ	
March 2023	Χ	
April 2023	Χ	
May 2023	X	Χ
June 2023	Χ	
July 2023	X	
August 2023	Χ	
September 2023	Χ	Χ
October 2023	Χ	
November 2023	Meeting cancelled	
December 2023	X	

There were no ZBA meetings in 2023

Public Hearing Specifics / Highlights from Minutes

January 2023: - Mountain Harbor Special Land Use Permit revoked. ZA to work with Applicant

to make corrections to violations, and has the authority to approve once

completed.

- RFP for Planner request approved, moved to Township Board for approval

February 2023: - Peninsula Provisions Site Plan approved with the conditions from the Findings

of Facts document and discussed during the meeting

The PC approved the Site Plan for the Riverside Inn with the conditions noted in

the Findings of Fact and which were discussed during the meeting

March 2023: - Review of 2008 Master Plan

- Residential Character Amendment review and public hearing preparation

April 2023: - The Residential Character Amendment Public Hearing was set for May.

Language from the Lake Association was discussed as it relates to the Master

Plan

May 2023: - The Public Hearing was held on the Residential Character Amendment with many

attendees and public speakers both for and against the amendment, as well as

correspondence provided to the ZA. Input from the Public is ongoing.

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June 2023:

The PC approved the Fiddlehead's Site Plan Review application with the condition that the findings of fact statements are incorporated into the record and all standards will be met before the issuance of the Land Use Approval by the zoning administrator.

July 2023:

The PC authorized staff to develop and present at the August PC meeting the necessary text to accompany the Residential Lot Coverage Amendment with adjustments from July meeting prior to sending it on for review with the Leelanau County Planning Commission.

August 2023:

The PC set a Public Hearing for the September meeting regarding the Applicant Joel Peterson/PUD 211 Main Street, Leland, MI 49654

September 2023: - Public Hearing (PUD 211 Main Street, Leland, MI 49654/Joel Peterson)

The PC tabled the discussion of the Findings of Fact document to the October meeting and requested that Staff locate a larger venue for the next meeting.

Significant turnout (~110 inside, and 125 outside) for this Public Hearing indicated negative support for the submitted project by Applicant, who did not attend.

October 2023:

PUD 211 Main Street, Leland, MI 49654 / Joel Peterson Public Hearing continued. The PC agreed to continue the November meeting on #2 with the Findings and Conditions in writing while processing the application.

- December 2023: Final discussion by PC of Findings of Fact document on the 211 Main Street Application. Applicant had 21 days to respond.
 - Bluebird Site Plan Review The PC approved Phase I with conditions of site plan review based on the findings provided and discussed, set forth in Article 6 and any other applicable sections
 - Atlas Tower Special Land Use Permit was reviewed by the PC and they approved setting a Public Hearing for the January 2024 meeting.

Looking forward to 2024

- The Master Plan is pending receipt of maps, a Public Hearing is to be set this summer
- Finalize the proposed Residential Character Amendment this is pending review by the county
- Zoning amendment review will take place in 2024

Respectfully submitted, Ross Satterwhite, Chair, Leland Township Planning Commission March 27, 2024