

## LELAND TOWNSHIP PLANNING COMMISSION

Ross Satterwhite, Chairperson – term expires 8/25

Skip Telgard, Secretary – term expires 8/25

Sam Simpson – term expires 12/24

Clint Mitchell, Township Board Rep – term expires 12/24

Lee Cory, ZBA Rep – term expires 12/26

### PLANNING COMMISSION MEETING Wednesday, September 4, 2024; 5:30 p.m. Leland Township Library/Munnecke Room 203 E Cedar Street, Leland, MI 49654

#### MEETING MINUTES

- I. Call to Order – Pledge of Allegiance  
Commissioners Satterwhite, Simpson, Mitchell, Telgard in attendance, Cory excused  
Zoning Administrator Cypher and Recording Secretary Bufka in attendance  
Public attendees: 3  
(Keith Ashley, Ben Crow, John Stimson)
- II. Approval of Agenda (additions/subtractions)- Simpson moved to approve the agenda, Mitchell seconded the motion, all in attendance voted aye and the agenda was approved.
- III. Declaration of Potential Conflicts of Interest - None
- IV. Approval of Minutes: August 7, 2024 – Satterwhite moved to approve the minutes as is, Simpson seconded the motion, all in attendance voted aye and the minutes from August were approved without change.
- V. Correspondence – ZA reported that the Supervisor sent something via email and all were copied
- VI. Public Comment - (limited to three minutes per person unless extended by Chair)  
John Stimson – Wants to know if the PC needs help with language about housing or affordable housing that could be added to the Master Plan(MP). Stimson has 9 years of experience with this topic, lives in Leland and wants to help if they want it. Stimson read from other MP's that have addressed this topic and believes that having a specific section about affordable/workplace housing could help with obtaining grants.  
Keith Ashley – seconds what Stimson said and thinks it would be good to have a separate section in the Master Plan.
- VII. Reports:
  1. Township Board representative – Nothing to Report
  2. ZBA representative - Not in attendance but ZA Cypher provides information.  
ZA Cypher reports that there are 2 ZBA's in the pipeline. There was a conflict with the last scheduled meeting so 2 meetings will be set up in October. He also reported that the Township Board approved residential character language and this topic should show up in the next minutes.
- VIII. New Business – ZA Cypher: Old Art Building reps hope to be on the agenda for next month. They want to address an amendment. The reps hope to modify the rules of the R2, and change the land use maps and zoning districts for those 2 spots. Satterwhite asks if just the map would change, Cypher confirms yes. They will likely attend the November meeting. Satterwhite communicates that his wife is the head of the old art building – he will have to recuse himself.  
Mitchell talks about tomorrow's special meeting. Telgard: has a comment about discussing what

Stimson proposed.

## IX. Old Business

### 1. Review updated Master Plan

Satterwhite asks what the next steps are to push it forward. Cypher states that they need to approve and move to the Township. Satterwhite asks if they need to keep talking about it. He asks if they want to talk about if everything is adequately reflected. The PC reviews changes that were made last time – fire chief comments, library changes, and the character paragraphs. Satterwhite asks if there are other topics to discuss. The PC is OK with the language as of now. Cypher needs to add in changes. The planning document is good, they will switch to a discussion on affordable housing.

Telgard says he's good with what's been done. 6.3 residential characteristics – references housing in the township. Telgard reads what it says and feels it is addressed. Commercial use characteristics section is read and thinks the topic is covered. He thinks this could be tweaked. He wants more density to be allowed if you provide parking. Mitchell clarifies that would trigger the PUD process. Telgard brings up the Siddell property and that it was allowed. Cypher clarifies that there were different attorneys at the time. He doesn't think you should have to go through the PUD process. Satterwhite brings up section 7.2 and the survey results. Language is there that shows that there is not sufficient housing for the workforce.

Simpson asks Stimson what we are missing in the MP that would hold up getting a grant approved. Mitchell talks about areas where you find more language about housing and lack of workforce housing. 8.7c is discussed – Mitchell reads it and the PC listens. He feels like they did get “deep in the weeds” on the topic.

Stimson feels that you have to look for it to find it, but a lot of townships have their own chapter so it's clearly a priority. He thinks there is language there, but you have to search for it and it doesn't have its own section. If there is a section, he can get grants easier. Satterwhite: clarifies that if we have crisp, clear language does it make it easier? He wants to know how it will make the difference. Stimson responds with lack of land being an issue. Mitchell says they are expanding the ability for multiple family dwellings.

The PC discusses the potential for the expansion of R3 proposals, ZA Cypher reports that he had an assignment to reach out to property owners and found that property owners don't have a lot of interest in selling their land. Stimson talks about minimums for multi family homes or other minimums and that is restrictive. That forces them to do PUD's. It's not a zoning issue, it's philosophical. He doesn't think the language screams that they want affordable housing. Satterwhite says he feels it's there, just not the way he would want it to be said. Telgard: if there were changes to zoning districts, asks if there should be a zoning amendment.

Stimson communicates that he wants a specific parcel identified to go after for affordable housing. Thinks that will be easier than changing an ordinance. Satterwhite asks to reign the discussion back to the PC, Mitchell shows where there are specific areas for this. Telgard asks if they would ever consider R3? Satterwhite redirects the discussion back to the MP and asks, do they want to make any more changes to the MP regarding affordable housing? Simpson wonders if there is anything specific in the MP that would help with a grant? He thinks it doesn't need to be changed, but sees a need for workforce housing.

ZA Cypher: we're getting hung up on that it's scattered throughout the master plan. There's a housing section – we could move all of the statements to that section and have it lumped together. Mitchell doesn't want to move it around and finds the current approach more effective. Cypher: PUD Peterson case – we have different standards for developers but we fast track affordable housing – he doesn't think that's right. Telgard asks about minimum for C2. Cypher says it's site

specific. Telgard sees opportunity to make changes to the districts. Satterwhite asks if they should add something specific about workforce housing to the MP. The PC looks at 7.3.4 and discuss adding a statement here. Satterwhite suggests just changing the last bullet. Simson asks Stimson to reread the statement of another MP that addresses the entire spectrum.

Satterwhite asks ZA Cypher and staff to update the language. Satterwhite moves to approve with changes discussed with Cypher and Bufka to fine tune and send to Township Board, Simpson seconds the motion, all vote aye and the motion is approved. Cypher reminds the PC that another Public Hearing isn't mandatory but they could have one.

- X. Other Business (as required) - none
- XI. Zoning Administrator Comment - none
- XII. Planning Commission Comment – Telgard wants to further discuss amendments and changes to the ordinance. Satterwhite: wants all commissioners to put a list together of everything they think needs to be changed or updated in the ordinance. He asks for a bulleted list from everyone – it could be discussed in the next meeting. He gives an example of items they could discuss. Cypher: a complete rewrite was done 8 years ago. He will distribute that so that they can see what the thought process was 8 years ago. Satterwhite requests that the PC members create the list, they can prioritize, get rid of what's not worth reviewing and prioritize what's important. Telgard says it's usually a citizen asking for changes, it would be good for them to take the initiative. Cypher reminds the PC that the MP needs to be done first.
- XIII. Public Comment - (limited to three minutes per person unless extended by chair)  
Keith Ashley – likes the idea of changes, wants there to be a separate meeting for John Stimson and the PC to discuss affordable housing.  
John Stimson: thanks the PC for considering his recommendations. He thinks it will help them in the future. He has concerns about the people in the community being able to stay in Leland.  
Satterwhite reminds everyone that no resident has brought affordable housing to the PC as an issue.  
Ben Crow: no comment
- XIV. Adjournment – at 6:44 pm the meeting was adjourned.