

**CLEVELAND TOWNSHIP**  
**LEELANAU COUNTY**  
**ORDINANCE NO. 2024-1 DRAFT**  
**AMENDMENT TO THE CLEVELAND TOWNSHIP ZONING**  
**ORDINANCE**

AN ORDINANCE TO AMEND ARTICLE IX, AGRICULTURAL DISTRICT  
SECTION 9.12 PARKS AND PRIVATE CONSERVATION NATURAL AREAS  
CLEVELAND TOWNSHIP HEREBY ORDAINS:

**Section 9.12 Parks and Private Conservation Natural Areas**

**1. Definitions**

- (a) **Park:** Any non-commercial recreational area open to the public.
- (b) **Private Conservation Natural Area:** Land protected by a private individual or entity to conserve land, water, and scenic character for ecological value and public enjoyment.

**2. Intent**

- (a) The intent of this zoning provision is to allow for specific uses of parks and private conservation natural areas to preserve the natural environment, including woodlands, waters, and viewsheds for the benefit of current and future generations and as to minimize their impact on neighborhood residents while also allowing for safe access.

**3. Goals**

- (a) To protect the natural environment from the negative impacts of human actions, including air quality, shoreline activities, soil erosion, vibration, and other negative impacts.
- (b) To balance goals of protecting significant resource lands and viewsheds, with a goal of providing balanced growth with no net loss of tax base.
- (c) To maintain high standards for development to protect and preserve rural character and quality of life.
- (d) To protect agricultural lands and enhance the rural character of the township.

**4. Purposes**

- (a) To provide standard definitions related to parks and private conservation natural areas.
- (b) To provide a list of allowable park and private conservation natural area uses.
- (c) To protect the enhanced rural character of the township.

**5. Allowable Uses**

- (a) Visitors may use park and private conservation natural areas free of fees.
- (b) Hiking, skiing, bird watching, etc.

- (c) Human powered or limited assist biking, eBike Class 1, on designated bike trails and roadways.
- (d) Hunting and fishing is allowed and must follow all federal and state fish and game rules and regulations. Property owner written permission must also be obtained prior to these activities.
- (e) Preserve natural dark sky lighting. See Section 4.24.
- (f) Lot Coverage: At least ninety percent of the parcel is free of infrastructure (eg: structures, parking lot, buildings, and/or trails).
- (g) Events with attendance limited by onsite parking capacity with the owner or the owner's representative present.
- (h) School group events.
- (i) Use of Agricultural Parcel(s) as a Park and Conservation Natural Area with required setbacks for any structures, buildings, parking lots of a minimum Fifty (50) feet consistent with Section 5.08 and driveways leading to them conform with Section 4.06.

**6. Use Restrictions for Non-Property Owner**

- (a) All parks must have signage which, at minimum, informs guests of rules and restrictions specified below.
- (b) No littering or dumping.
- (c) No water withdrawals except as may be necessary for human health or in case of emergencies.
- (d) No bicycling, unless on designated bike trails and roadways.
- (e) No snowmobiles or other motorized off-road vehicles.
- (f) No household pets unless on a leash not exceeding 10 feet in length.
- (g) No fires.
- (h) No fireworks or explosives.
- (i) No overnight parking or camping.
- (j) No cutting, removing, destroying or disturbing any tree, shrub, or other natural vegetation, whether alive or dead, without written permission from the property owner.
- (k) No person shall remove soil, rock, or mineral without written permission from the property owner.
- (l) No person shall engage in any activity resulting in noise or vibration which shall make it obnoxious to the public interest, healthy or welfare.