

**CENTERVILLE TOWNSHIP  
PLANNING COMMISSION**

*Lindy Kellogg, Chairperson; Rolf von Walthausen, Vice-chair;  
Joe Mosher, Board Representative;  
Mary Beeker, Secretary; Noel Bielaczyc, ZBA rep;  
Cindy Kacin, Recording Secretary;  
Chris Grobbel, Planner*

April 29, 2024, Special Meeting, Approved Minutes

**Call to Order:** Kellogg called the meeting to order at 6:33 p.m.

**Attendance:** Mary Beeker, Noel Bielaczyc, Rolf von Walthausen, Lindy Kellogg,

**Absent:** Joe Mosher

- **Staff Present:** Township Planner, Chris Grobbel (by phone)
- **Public attendance:** 2 in person.

I. **Review Agenda**

a. Agenda reviewed by Commission. No changes.

II. **Public Comment Regarding the Agenda** – None

Steve Hamilton – He was unable to find Version 10 on the website. Kellogg was able to email it to his phone.

**Revise/Approve Agenda**

**ACTION:** Beeker moved to approve the agenda of April 29, 2024, supported by Bielaczyc. Motion carried.

III. **Declaration of Conflict of Interest** – None

IV. **Public Comment** - No

V. **Planning and Zoning Issues**

Continued review of Zoning Ordinance & suggest revisions. Members are using Version 10 of the Centerville Township amendments. This version includes:

a) **Mineral rights**

This starts on page 126 of version 10. The ordinance is heavy on environmental protection. The ordinance gives protection from pollution, dust, noise, and ripping up of the road. What is happening is that clear cutting is taking place before the property owner is required to get a permit to harvest the minerals. The region becomes disruptive and the conservation value of the land drops. It was asked if this activity would be considered a commercial enterprise. Grobbel explained that it is not, and it is like farming. It could be done anywhere but typically it is done in agricultural districts.

It is a weak area in the ordinance. Would like to tighten it up. A regulatory framework can be created but this type of activity cannot be disallowed. The setbacks were discussed. The Commission can make the setbacks whatever works for Centerville Township. Setbacks could be made for unique natural features such as streams. What happens in the setbacks is key. Grobbel stated that this is a weak area in the ordinance and suggested that it may take more than one meeting to sort through.

In the Annual Plan section, the annual plan goes to the ZA. The initial review comes to the Planning Commission and the rest goes to the ZA. The ZA makes sure that the property owners are following the regulations. If the property changes hands, the plan transfers. Von Walthausen suggested that there should be an environmental impact statement along with the social and economic statement. Grobbel stated that an environmental impact would come under site plan review in another section of the ordinance.

Kellogg suggested that hours of operation should be in the ordinance. Also, we may want to go larger on the requirement for 40-acre plots. It is common for farmers to turn over 40-acre plots for this kind of operation. Grobbel will research what other townships are doing concerning hours of operation. There was discussion about the topography of Centerville which is really not conducive to this kind of operation. Centerville has large moraines, streams, wetlands and hills.

It was asked if we should look at intent, under 18.1. Can it be stated that the minerals excavated be used in Leelanau county? Grobbel responded that we cannot limit where the product is used. Grobbel also stated that the Michigan Natural Resources Trust Fund requires a per cent of the revenues for gas and oil extraction only. The ordinance cannot not address gas and oil because that is regulated by the state.

Bielaczyc also asked about an enforcement plan in reclamation and does reclamation apply to the septic plan ordinance. What if the owner did not get proper permitting? Grobbel responded that this is subject to site plan review. The state does not exclude the Township from acting. In the case of septic waste on a field, reclamation would be to get it tilled. State law requires pre-treatment of septic waste. However, it is on the honor system. It is also supposed to be screened before application. The Township can request all information. Grobbel will do a side-by-side analysis of what other townships are doing.

Beeker asked if it is reasonable to address a seasonable pond in this section. Grobbel responded that it is caught by the definition of wetlands.

The economic and social impact statement allows the Planning Commission to ask questions. Impact statements are only as good as the questions generated by the Planning Commission.

Because mineral extraction is in an agricultural district, all agricultural ordinances apply. It was discussed and Grobbel will put into the ordinance about a provision for appealing to the ZBA. The Township Board would have the final word.

- b) There was some discussion about the waterfront overlay. Beeker asked if boats can be stored in the vegetative strip. "Motorized" boats could be struck from the language on page 122, 17.a3. Also, roadways cannot be in the setback. Also, driveways should be added there with roadways.

c) Folding in

Grobbel will be doing the formatting. There will be a marked-up copy and a clean copy. ADA language was folded into the ordinance. Grobbel also brought forth a lot of definitions.

Questions:

Beeker asked about distinctions between mobile homes, RV's and trailers.

Grobbel responded that there is some overlap here. Mobile homes are permanent and RV's are not. Park models have been excluded.

von Walthausen asked about the word "improvements" on page 98, site plan review. He thought a better word would be "developments". Grobbel will do a search and replace the word. Also, "insure" appears several times, and it should be "ensure".

The public hearing has to be on a regular meeting date. The public hearing date will be set at the May meeting. The ordinance will be sent to Tim Cypher and Lauren Teichner for review.

The next regular Planning meeting is Monday, May 5, 2024.

Grobbel suggested that the medical and recreational marijuana section be tightened up. Kellogg will find out if the Township officially opted out.

**VI. Public Comment**

Michelle Uhaze - She asked when does the Planning Commission review the public comments. The Commission responded that they could make it an agenda item and make a spreadsheet of where in the ordinance the comment is covered.

Steve Hamilton - He concurred with Michelle Uhaze.

Some other questions were answered. The marked up and clean copy will be posted on the website.

**VII. Adjournment** – The meeting was adjourned at 7:49 p.m.

Respectfully submitted, Cindy Kacin