

**CENTERVILLE TOWNSHIP
PLANNING COMMISSION**

*Lindy Kellogg, Chairperson; Rolf von Walthausen, Vice Chair;
Joe Mosher, Board Representative;
Mary Beeker, Secretary; Noel Bielaczyc, member;
Chris Grobbel, Planner
Centerville Township Hall
June 17, 2024, Special Meeting, Approved Minutes*

AMENDED

Call to Order: Lindy Kellogg, Chair, called the meeting to order at 6:32 p.m.

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

- **Staff Present:** Township Planner, Chris Grobbel
- **Public attendance:** 7 in person.

I. REVIEW AGENDA

a. Agenda reviewed by Chair Kellogg

Agenda says 'version 10' but we are working on 'version 12'.

Von Walthausen suggested that a Master Plan review be discussed. That subject will be added to the Planner update item.

II. REVISE/APPROVE AGENDA

ACTION: Beeker moved to approve the agenda as presented and amended; supported by Mosher. Motion carried. (5,0)

III. PUBLIC COMMENT REGARDING THE AGENDA

Steve Hamilton – He asked if the Commission would be discussing the same version as is posted on the website? Response: Yes.

IV. DECLARATION OF CONFLICT OF INTEREST - None

V. PUBLIC COMMENT

Bill Walters – He referred to overnight guests being limited to 2 nights and limited to 2 events per summer in the ag-related enterprises section. He would like the Commission to be flexible with special land use permits. He foresees that he would like to hold family reunions (not weddings) on his property which may be more than 2 events per summer and with longer stays (perhaps a week).

VI. PLANNING AND ZONING ISSUES

- **Continued review/updating of Zoning Ordinance**

It was decided to discuss comments from Carolyn and Bill Reed and updating the purpose and Table of Contents as a beginning point of the Zoning Ordinance discussion.

The PC reviewed the “purpose” section and agreed they preferred the longer version over the shorter version.

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It was decided by the PC to discuss the Master Plan review in relation to the Zoning Ordinance revision at this point in the meeting since this is an important topic.

Grobbel discussed the Master Plan and its review every 5 years.

Master plan needs to include:

- Economic development
- Complete description of streets
- Zoning plan
- A section addressing Junk and blight

Every 5 years, the Master Plan needs to be reviewed. The land use map (zoning map) is the basis of the Master Plan. The time frame for completion of the review could be 5 months, up to 9 months or more depending on what needs to be done. If a survey of the public is done, it takes longer. There was discussion about when to start the Master Plan process. Grobbel suggested to not do a survey now, but do it after the zoning ordinance is amended. It was suggested that we may want to start the process now. Since this would be an expenditure, it should be Board directed.

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Return to “Continued review/updating of Zoning Ordinance

a. Public comment record review

The spreadsheet of public comments about the zoning ordinance review is being worked on by the PC. It is the intent that all comments are being heard and considered.

b. Comments from 6/3/24 meeting

Don Baty’s comment about the waterfront overlay district amendment was discussed.

There was discussion about the need for a waterfront overlay district and the unique characteristics of it. Baty’s comment, in part, was about marinas and the management of such. Baty pointed out that “marinas” were defined, but otherwise were not addressed in the ordinance. A marina is a commercial operation providing dockage, fuel, supplies, services and sales. Other public comment supported that there is not a need for any more marinas. A marina is different than a boat launch. “Commercial” should be added when addressing marinas in the zoning ordinance.

The PC agreed that existing marinas should continue as before and the ordinance would prohibit new marinas in the commercial resort district. The ordinance will also prohibit expansion of existing marinas. Grobbel suggested that this should go in the general provisions. The Commission members were polled as to adding a prohibition of marinas. All were in favor of prohibiting marinas in the ordinance. There may be dissention over this. It needs to be codified in the Master Plan first.

ACTION: von Walthausen moved to prohibit marinas in ZO section 3.9; supported by Beeker. (4,1) Motion carried.

c. Continued Public Comment record review

Von Walthausen made the comment that most of the public hearing comments were to tighten things up and make things more restrictive. The Zoning Ordinance should be enacting the vision of the Master Plan. Our goal is to enact a reasonable ordinance.

There is concern about proximity of multiple land use permits to each other. We could deal with it as it may come up, or put in statements to the issue. It is up to the zoning ordinance to define that. We do have setbacks that address proximity. We can't really say how many can be in a district.

Point 14 in Baty comment – stormwater

He would like to see language that addresses the directing storm water to any body of water, not just lakes.

Point #15, p. 124, version 12, 17.3.h also covered in 3.10. The same subject is in two places, but not the same language. It is the same in other sections of the ordinance.

It was suggested that we may want to do a meeting devoted just to ag-related enterprises.

Park models – There has been significant public comment about park models.

There have been regulations made for park models but it was not taken out.

They cannot be hooked to the ground. We don't want planned unit developments. Current park models can stay as non-conforming units. No new ones can be established. Campgrounds are intended for transient use.

Issue: Hardening of seawalls on the shoreline. Grobbel explained a "Biotechnical seawall" as an alternative to typical hard seawalls.

Riprap stone breaks down the wave energy. Michigan has allowed this for decades. However, they have decided against seawalls for the future. The State does not want filter fabric behind the riprap rocks. Biotechnical seawalls use coconut shells and rock behind and native plantings. An ordinance cannot say no shoreline hardening, but it can direct how it can be done. Most landowners

think that they only need to ask the state for a permit. There is some ecological benefit for riprap as well.

The Board agreed that there is no downside to bio-technical shorelines.

There was some discussion about permeable surfaces.

Flood plain losses – Flood plans has been taken up by developments. We would have minor interest because the lake level is monitored by a dam.

The Board would like examples of motorized watercraft, and unmotorized watercraft in the ordinance. Grobbel will take care of that.

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- **Planner Update**

- d. Northgate/ Leelanau Pines
Northgate has obtained a state permit for more boat slips. However, they have to get a Township permit as well. Mosher stated that the Planning Commission will take this on.
- e. Eitzen Property/Williams and Bay
Williams and Bay has been injecting waste on the Eitzen property. They do not have a permit. Grobbel has photos. They have been told to stop. There is a \$500 fine per day if they don't stop. This is an overt failure to comply. Three official notices have been given.
- f. Irwin Property
They are asking for meeting use and a dimension variance request. None of which is allowed.
- g. Amoritas
The Amoritas proposal will be looked at after the moratorium. It will be reviewed under the new zoning ordinance.

VII. Public Comment

Don Baty -He thanked the Commission for being leaders and not being afraid to do the heavy lifting. The LLLA appreciated that the Commission is doing the right thing.
Bill Walters – He expressed a concern that the Master Plan needs to be reviewed. Could we be doing something toward that end in the interim?

He would like to see some acknowledgement of historical stores and businesses in Centerville. Unique architecture, historical structures, and unique land structures should be preserved. Grobbel responded that this can be addressed in the Master Plan.

VIII. Adjournment

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Cindy Kacin