

Centerville Township Planning Commission Update Report | November 2024

- **Zoning Ordinance Updates**
 - The PC will continue work in 2025 to develop proposed amendments to the township zoning ordinance though not under any site plan moratorium as was done throughout 2024. The intention is to “batch” proposed amendments submitted to the township board and will follow the standard processes of publishing to the public what topics are being discussed, conducting public hearings, requesting legal review, and submitting draft proposals to the county planning department for comment.
 - Examples of topics we expect to be taken up by the PC in the year ahead include open items from Bzdok margin comments (e.g., gravel/mining overlay district, septage application, commercial WECS), short-term rentals, and conditional rezoning.
- **Township Master Plan**
 - The PC has been informed that the township board authorized a review of the Master Plan and revision process to commence. They will begin this work soon and the process will be facilitated by Township Planner and Zoning Administrator, Chris Grobbel as approved by the township board in the October 2024 meeting.
 - The PC will also consider the different options available for gathering public input on the master plan and once they have arrived at a preferred method will review with the board given that some options have budget implications (e.g., design and conduct online surveys).
- **Site Plan Reviews**
 - As of the most recent PC meeting on Monday, November 4 no site plan applications have been submitted to Zoning Administration. The PC discussed and anticipates applications coming from Amoritas/Under Canvas (glamping) and Irwin/Curl (Good Harbor general store) in the months ahead. For reference, the PC begins review once the ZA has deemed an application administratively complete.
- **Northgate/Leelanau Pines**
 - Northgate Leelanau Pines appealed the May 29, 2024, decision of the Centerville Township Zoning Board of Appeals in which the latter body affirmed denial of a site plan application made by the Centerville Township Planning Commission on December 4, 2023. N/LP has named the PC as a defendant and asked the Circuit Court to exercise jurisdiction over the original PC decision.
 - Attorney Brad Wierda, representing Centerville in this matter, filed an Appellee Brief with the Circuit Court related to this matter and the court has scheduled a

hearing on Monday, December 2 at 10:30. Brad advised that N/LP will be filing a Reply Brief ahead of that hearing as well.

- **Planning Commission Composition**

- As I am vacating my board trustee position effective November 20, 2024, the board will need to determine who will assume the role of Board Representative to the PC once the new board members are sworn in and seated. Given the number of matters related to PC that are in-flight, I recommend that this be a priority topic for this body in your December meeting.

Disclaimer: this is a summary report of updates from the planning commission to the township board and was prepared in advance to allow for better preparation and enable more informed discussion on any questions or concerns that arise. This is not meant to be a comprehensive list of all the work being done by the PC or to replace the official records which are codified in approved meeting minutes posted to the township website.

Respectfully prepared and submitted,

Joe Mosher

Centerville Township Board Trustee

Centerville Township Planning Commission Board Representative