

Cleveland Township Planning Commission

Cleveland Township Hall, Leelanau County, Michigan

Draft Regular Minutes, August 7, 2024

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM
Roll Call: Chair Dean Manikas, Vice Chair Paul Stowe, Board Rep Todd Nowak, Secretary Victoria Sutherland and Commissioner Taylor Moore. Members of the public who identified themselves: Caleb Garone and Bob DeKorne.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public comment on Agenda:** None
4. **Pronouncement of any Conflict of Interest:** None
5. **Consideration of August 7, 2024, Public Hearing and Regular Planning Commission Minutes:** Members reviewed the minutes. **MOTION BY SUTHERLAND AND SECOND BY STOWE TO ACCEPT THE MINUTES AS AMENDED. Motion passed 5-0.**
6. **Report by Chair:**
 - a. Chair Manikas summarized CREO Public Act 233 about local control about wind and solar. Chair Manikas will be paying attention wanted to get it on everyone's radar and will be checking in with Tim. Takes control away from local governments. It has been signed into law. There are intervener funds available, not completely sure on all the details.
7. **Reports and Correspondence by Members:**
 - a. Question from Commissioner Moore about payments in lieu of taxes used for affordable housing. Chair Manikas that would be a township level as they collect the taxes.
8. **Report by Zoning Administrator:**
 - a. 3 land use permits
 1. In ground pool with patio – 5981 S. Bohemian Rd.
 2. New garage – 1764 E. Old Mountain Rd.
 3. Removing a non-conforming home and building a new one in same location – 5516 S. Lime Lake Rd. (obtained a certified survey marking out the current home before starting construction.)
 - b. Received a number of calls regarding short-term rentals ordinance.

- c. Working with Vince getting new computer set-up. Have a meeting set to go over functions and backing up. Recommended an external hard drive for backing up as well as the old one is an older disc type.
- d. Still working with Recording Secretary Stevenson on Adobe form, currently using the new adobe program for permits and it is a lot easier for editing.
- e. Secretary Sutherland as what the short-term rental calls where about, Chair Manikas stated they were usually about how do I get an application and there should be stuff available in October, It will start in January. Direct questions to Zoning Administrator Sheehan.

9. Continuing Business: Develop plan for Agricultural District amendments – re: Park parameters and responsible forestry:

- a. **Section 9.12 Parks and Private Conversation Natural Areas** – Cleveland Township Planning Commission discussed the Cleveland Township Board recommendations.
 - 1. Decided not to alter the definition of parks
 - 2. Decided not to alter use restriction (e).
 - 3. Decided not to alter use restriction (f).
- b. **Section 9.13 Private Forests** – Cleveland Township Planning Commission discussed the Cleveland Township Board recommendations.
 - 1. Remove from definition 2(a) “or a forest could be a very narrow strip of planted trees along a property line; or a small patch of hardwoods.”
 - 2. No changes to 3(b) after discussion.
- c. Secretary Sutherland - Thank you Chair Manikas for going to the Township meeting and thank you to Caleb and Bob in person.
- d. **MOTION TO RECOMMEND FOR ADOPTION TO THE CLEVELAND TOWNSHIP BOARD SECTION 9.12 PARKS AND PRIVATE CONSERVATION NATURAL AREAS AND SECTION 9.13 PRIVATE FORESTS AS AMENDED BY STOWE AND SECOND BY SUTHERLAND. Motion passed 5-0.**
- e. Still waiting on two land use presentations, not chasing them.
- f. Next meeting – review Master Plan goals and action steps and see if anything jumps out.

10. Open forum Public Comment:

- a. **Bob Dekorne** – Goes to township board now and then they say yes or no? Board Representative Nowak said yes on Tuesday if you can get it on the Agenda.

11. MOTION TO ADJOURN BY NOWAK AND SECOND BY STOWE. Motion passed 5-0.

Adjournment at 7:32 PM.