



2020 Annual Planning Report

LEELANAU COUNTY PLANNING COMMISSION

Leelanau County Planning & Community Development Office
8527 E. Government Center Drive, Suite 108, Suttons Bay, MI 49682
(231) 256-9812

www.leelanau.gov

County Planning Commission

Victor Goldschmidt, Chairman
Representing Education

Casey Noonan, Vice-Chairman
Representing Recreation

Steve Yoder, Chair Pro Tem,
Representing Finance

Dan Hubbell
Representing Agriculture

Robert Miller
Representing Economic Development

Gail Carlson
Representing Tourism

David McCulloch
Representing Business

Tom Nixon
Representing Municipal Government

Melinda Lautner
Representing County Board
of Commissioners

Mel Black
Representing Legal and Real Estate

Eric Winkelman
Representing Transportation

Planning Staff

Trudy Galla, AICP, Director

Gail Myer, Senior Planner

Diane Kiessel, Housing Manager

Molly Steck, Secretary

Leelanau County Planning Commission Annual Report

The 2020 Planning Report for Leelanau County, Michigan, was prepared pursuant to the requirements of Section 19 (2) of the Michigan Planning Enabling Act, Public Act 33 of 2008, which states:

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development”.

The planning commission and planning staff provided a range of services and reviewed and made recommendations on rezoning requests, text amendments, plans, and county facilities throughout 2018.

The Leelanau County Zoning Commission was established by resolution of May 13, 1968. The Leelanau Planning Commission Ordinance was established on January 13, 1970, and then both zoning and planning functions were combined with the Leelanau County Planning Commission.

In 2011, the County Planning Commission developed and adopted an Ordinance to create a Planning Commission for the County of Leelanau as authorized by Public Act 33 of 2008, as amended, being the Michigan Planning Enabling Act. The County Board of Commissioners approved this Ordinance in May of 2011.

The planning commission is appointed by the Board of Commissioners and its members include one (1) member of the County Board, and ten (10) members appointed to represent different interests across the county as approved in the 2011 Ordinance. The commission holds regular (monthly) public meetings to review development and planning items, per state statutes.

The commission prepares an annual Capital Improvement Program (CIP) listing an inventory of assets, along with a list of proposed projects during the CIP six-year period. The commission also prepares updates to the **Leelanau General Plan**, a Plan for guiding growth in Leelanau County. In 2019, the commission began training sessions for local appointed and elected officials, as well as interested citizens.

2020 Planning Commission Projects & Activities:

- ◆ Approved a Poster Plan (brief summary of key elements of the General Plan).
- ◆ Reviewed 8 zoning ordinance amendments, 1 farmland preservation designation, and 2 rezoning requests one from Rural Residential to Commercial and one from Residential II to Recreational.
- ◆ Completed work on the *Capital Improvement Program* for implementation in the 2021 budget process by the Leelanau County Board of Commissioners.
- ◆ Participated in Parks & Recreation Committee, General Plan and Education Committee, and Housing Action Committee meetings.
- ◆ Hosted a Zoning Board of Appeals Workshop (via ZOOM).
- ◆ Passed a Resolution to support Housing North as recommended by the Housing Action Committee, and requested the County become a partner with Housing North. The Board of Commissioners approved a \$1,000 level partnership with Housing North.
- ◆ Attended local township and village meetings. (via ZOOM)

Training:

Various Commissioners attended online trainings and webinars in 2020 such as the Housing Summit and trainings offered through the Michigan Association of Planning.

Director Galla co-presented an online session on Brownfields and rural redevelopment at the Michigan Association of Planning Conference. It was viewed 157 times by the end of 2020. This taped session is also available to members of the American Planning Association.

Mary Reilly, AICP, Government and Public Policy Educator, Michigan State University Extension held a Zoning Board of Appeals training, via ZOOM, to a large number of attendees. This training was well received by attendees and the county planning commission will plan similar sessions in the future.

Planning Staff provide:

- ◆ Oversight of the state mandated Solid Waste Management Plan, including the tire recycling collections, household hazardous waste and electronics collections, and document shredding.
- ◆ Oversight of the Leelanau County Brownfield Redevelopment Authority.
- ◆ Leelanau Clean Water (*ended in 2nd qrt. 2020 as Leelanau Clean Water established itself as a non-profit*).
- ◆ Oversight of the Housing Action Committee (HAC).
- ◆ Participation in the Leelanau County Land Bank Authority.
- ◆ Administration of the Leelanau County Address Ordinance, since December of 1989.
- ◆ Administration of the County's Housing Programs. (*Note: State grants for housing rehabilitation are no longer available so this will reduce the county's housing rehabilitation services after 2020.*)
- ◆ Digital projects for aerial photos, scanning and other mapping services.
- ◆ Participation in Damage Assessment Team for Emergency Operations.
- ◆ Director Galla serves as the Leader for the Damage Assessment Team for Leelanau County, and Senior Planner Myer serves as a member of the Damage Assessment Team.
- ◆ Director Galla serves as Administrator for the Remonumentation Project for Leelanau County.

Staff prepared staff reports, agendas, minutes, and agenda items for the planning commission meetings, committee meetings, and for training sessions/workshops.

The following commissions and boards were served by staff in 2020:

- Planning Commission and sub-committees
- Brownfield Redevelopment Authority (LCBRA)
- Land Bank Authority (LCLBA)
- Leelanau Clean Water (LCW)
- Solid Waste Council (SWC)
- Housing Action Committee



Grant Administration

Implementation of new grants in 2020 included: EGLE Tire Recycling Grant (\$4,216), Remonumentation Grant (\$31,621), the Recycling Partnership Grant (\$27,456) which was put on hold until Spring 2021 due to COVID, as well as 2% allocation funds received from the Grand Traverse Band of Ottawa & Chippewa Indians for tire recycling and housing rehabilitation programs.

Other

In 2020 the County Planning Commission welcomed new members Gail Carlson and Mel Black.



Tire collections, and Household Hazardous Waste (HHW) and Electronics Collections.

