

**Centerville Township Planning Commission
Leland Public Schools
November 6, 2023 6:30 pm
FINAL MINUTES**

Call to Order: Tim Johnson, Chair, called the meeting to order at 6:31 PM.

Attendance: There were approximately 25 members of the public present and approximately 8 members of the public viewing the meeting through the LLLA live stream video feed.

Present: Tim Johnson – Chair, Lindy Kellogg – Vice Chair, Joe Mosher – Secretary and Board Representative, and Mary Beeker - Member.

Absent: None

Staff Present: Township Planner Chris Grobbel, Acting Recording Secretary Dorie Yoder

- (I) **Review Agenda:** The PC reviewed the agenda.
- (II) **Public Comment Re: none agenda items** None
- (III) **Revise/approve Agenda** Add Public comment 4.5 MOTION: Kellogg moves to approve agenda as revised, seconded by Beeker, unanimously approved.
- (IV) **Declaration of Conflict of Interest:** None
 - (i) **Public comment with regards to old business**

Process Description – Johnson summarized the process for the public hearing tonight. Given the number of public present, Johnson will allow approximately 5 minutes for each person to comment.

- John Popa – This campground is peaceful, quiet and non-intrusive and the PC has the power to ensure it stays that way. It's not supposed to be for boat lunches, concrete shorelines, stores, Boat rentals, etc. The size and the disruption is what everyone is concerned about. I would like the PC to deny this application with an offer to extend it for 100 days due to the holidays. I would like the PC to take more time reviewing the site plan submitted.
- Bill Rastetter – I was asked to leave a comment on behalf of Cary Weed, the professional planner in our household. But I would like to echo the earlier comment regarding not rushing into making a decision. Bottom line is, look at the Master Plan and the vision we all have for our Township, even though it was an existing campground it does not give them the right to expand it. Comments from Cary: *On site soils, including the upland soils, have severe limitations for on-site waste disposal fields with potential for ground water contamination. It's impossible to know what the final site and lot coverage is regardless of who issues the permit. It's also impossible to gage the flood hazards of such a system*

when the groundwater is as high as it on this site. Also, many areas of the site show up as flood hazard zones on the FEMA flood map and are under water in a 100 yr rain event. That acreage should not be included in the total acreage when considering the lot coverage based on a permeability standard. Because of the soils on this site, no permits should be issued with insufficient information; and no permits should be issued unless the proposed conditions submitted by the Lake Leelanau Lake Association a couple weeks ago are also met.

- Carmen van Nieuwkerk - Lives up the street from the Leelanau pines, the idea of adding a couple 100 campsites is not appealing to me, more traffic, environmental impact, lowers my property value.
- Glen Lacross- Agreed with the previous comments from John and Bill. This is a project the whole county should be involved in. Since the lake affects the whole county. I am concerned with water quality as well as waste and septic.
- Brion Doyle, attorney for Northgate -Thank you to the PC for taking the time during meetings, reviewing plans and submissions. There have been frustrations on both sides, but serious and painful compromises have been made on this side. And those compromises were made because Leelanau Pines wants cooperation and a good relationship with the Township and doesn't want conflict. The application the PC has tonight has something that this Township can be proud of. What was an antiquated campground can be a first-class operation that this Township will be proud of. The project proposal really focuses on the center of the property, a project with almost no development along the property lines or shoreline. Currently when you drive up you can see a few docks, trees and if you get close enough you can see some buildings; and moving forward that's what you will continue to see. And with the settlement agreement, you not only have our word, but you will be able to see that for yourself. This campground will only be successful if it is quiet at night and in the morning, and if the dark skies are protected because that is what the camper's want: a family environment.
- Having no more public input, Johnson closed public comment at 6:59pm and PC moved to the next agenda item.

(V) **Revise/Approve October 2, 2023 Regular meeting minutes.** MOTION: Mosher moves to approve previous meeting minutes as amended, Seconded by Beeker, all in favor. Unanimously approved.

(VI) **Revise/Approve October 25, 2023 special meeting minutes** MOTION: Beeker Moves to approve the October 25th special meeting minutes as amended, seconded by Kellogg, all in favor, unanimously approved.

(VII) **Zoning/Planning Issues:**

- Old business**
- Planning commission deliberations**
 - **Leelanau Pines Campground final site plan review**
 - Grobbel presented version 4 to Tim Johnson and the legal team on Friday, November 3rd, 2023. Version 4 only had a few grammar/typo corrections; it had no significant changes. Therefore, the PC will be reviewing Version 5 tonight. Grobbel suggested that in the interest of time, he would like to focus on what has changed since Version 3/4.
 - **Staff to present Finding of Fact (FoF) version 5 dated 11.4.23**

Grobbel asks the PC to opine if the following SPR requirements: have been met, have not been met or have been conditionally met.

General Findings of Fact

PC unanimously agreed that items 1 through 6 have been met.

Section 4.4 – Schedule of Regulations:

PC unanimously agreed that items A through H have been met or conditionally met (item D).

Additional Requirements:

PC unanimously agreed that item 6.2 has been met.

Section 3.7.C - Signs

PC unanimously agreed that item 1 has been met.

Section 3.18 Outdoor Lighting Ordinance

PC unanimously agreed that items 1 through 11 have been met or are N/A (10 & 11).

Article 13, Section 13.1: Requirements for Site Plan

PC determined by a 3-1 vote that the header of this section had been conditionally met.

PC unanimously agreed that items a) 1 through 8, 10, 11, & 13 have been met. PC was not in unanimous agreement that items 9, 12 & 14 have been met.

Kellogg is requesting from applicant the details on all the non-permeant structures on the property: where they are located, how far from the creek, how far from waterfront/shoreline. Also, indicate their location in proximity to each other.

PC unanimously agreed that items b) 1 through 26 have been met.

Article 13, Section 13.1G: Standards for Granting Site Plan Approval

Majority of the PC agreed that items 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17 have been met or conditionally met.

Majority of the PC agreed that items 5 and 6 have not been met or conditionally met. There was no majority decision on items 1, & 2.

Section 13.1.H, (a): Conditional Approvals

PC unanimously agreed that items 1 has been conditionally met.

PC agreed that items 3 and 4 have been conditionally met.

There was no majority decision on item 2.

Section 13.1.H, (b): Conditional Approvals

PC unanimously agreed that items 1 and 2 were not requested or required.

Johnson calls 5-minute break at 8:32 > Meeting resumes at 8:44pm

PC discussed readiness to proceed to making a decision. Mosher made a motion to conditionally approve the application, seconded by Johnson. Topic opened for discussion.

Discussed 17 conditions from "Planner's Report and Findings of Fact" (Version 5: 11/4/23) on pages 14-15. Additional discussions related to consideration of treating camp store as a restaurant, construction materials and placement of cabanas around pool area, inventory and placement of temporary structures (referred to as "camping pods") rotated among campsites, and potential changes and modifications related to the bank of Rice Creek. Planner provided input on calculating tree replacement needs and targeting those replacements within waterfront and Rice Creek setbacks. Applicant provided comments on conditions under consideration.

Applicant requested removal of reference to Park Models in draft condition #15 which was agreed to unanimously by PC.

Johnson referred to settlement agreement between township and applicant including a decision being sought during the November 2023 regular meeting. PC voted on the motion to conditionally approve the application. Motion failed to pass one (yay) to three (nay).

Johnson offered to put topic on agenda for consideration in next regular meeting. Applicant's representatives were not able to inform the PC whether they wish to continue at the next meeting and indicated they would advise PC at a later date.

Next Meeting Date: The next regular meeting is scheduled for December 4, 2023, at the Centerville township hall

(VIII) **Public Comment** Boat lunches aren't permitted in this area concerned if you the PC approves a boat launch it will allow everyone in the township to do it. It should be an approval from the ZBA.

(IX) **Adjournment:** MOTION: Johnson moves to adjourn the meeting at 10:47 PM seconded by Kellogg, all in favor, unanimously approved.

Respectfully Submitted,
Dorie Yoder
Acting Recording Secretary