

CENTERVILLE TOWNSHIP PLANNING COMMISSION

Lindy Kellogg Chairperson, Vice-chair VACANT

Joe Mosher, Secretary & Board Representative; Mary Beeker, member; Noel Bielaczyc, member

January 29, 2024; Special Meeting Approved Minutes

Call to Order: Lindy Kellogg, Chair, called the meeting to order at 6:33PM.

Attendance: Lindy Kellogg, Joe Mosher, Mary Beeker, and Noel Bielaczyc

- **Staff Present:** Township Planner Chris Grobbel
- **Public attendance** 3 in person

i. Review Agenda

- a. Agenda reviewed by Chair Kellogg.
- b. Corrected spelling on Commissioner Bielaczyc's last name.

ii. Public Comment Regarding the Agenda

- a. No public comment regarding the agenda.

iii. Revise/Approve Agenda

- a. Beeker moved to approve agenda, Bielaczyc seconded. Approval of agenda passed 4-0.

iv. Declaration of Conflict of Interest

- a. None.

v. Planning and Zoning Issues

○ **Discussion and review of ZO regarding revisions**

- Grobbel reminded PC that bold language in ZO document is new language to be considered and strike-through indicates to consider for removal. Grobbel also shared that he sent to the PC this afternoon some content for consideration related to waterfront overlay but proposes we wait until PC has completed review of other items. Same with agritourism.
- Grobbel asked PC what process they would like to follow for tonight. PC indicated they wanted to start at top of document and work through it progressively.
- Grobbel provided an overview and PC reviewed new content proposed on pages 7-8. This is standard language widely used in other

townships according to Grobbel and PC indicated support for proposed language of the following sections:

- Enabling Clause
 - Limitations of Zoning Ordinance
 - Repeal of Previous Zoning Ordinance
 - Interpretation and Relationship to other Regulations
 - Contact with State or Federal Regulations
 - Scope of this Zoning Ordinance
 - Validity and Severability
 - Purpose
- PC discussed definition of Buildings on page 10. Grobbel explained that ordinance will have definitions of both buildings and structures. PC discussed whether additional housing options beyond park models should be considered as well. PC discussed whether the definition of Buildings should include language such as “including but not limited to...” with examples beyond park model so that it is not read as only pertaining to one type of home on mounted chassis. **This section will require further review and discussion and PC members flagged this as homework for future meetings.**
 - PC discussed definition of Campgrounds on page 10 and addition of term “vehicles” in reference to park model. PC discussed whether there are other types of buildings that should also be prohibited in the definition of campground. PC members would like to continue thinking about this one. **This section will require further review and discussion and PC members flagged this as homework for future meetings.**
 - PC discussed definition of Driveway on page 11. PC supports lowering threshold of driveway from 4 residential units or lots to 3 as proposed. This will also bring definition into alignment with how fire departments and school districts define driveways and at what threshold they apply additional requirements (width, access, turnaround, etc.).
 - PC discussed proposed modifications to definitions of Floodplain and Guesthouse on page 12. PC supports the proposed changes.
 - PC discussed definition of Building Height on page 13 and the proposal to remove reference to average heights and instead adhere to a specific vertical limit height of 32 feet. PC supports the proposed changes.
 - PC discussed the proposed changes to the definition of lot coverage on page 14. Mosher asked if gravel roads would be included as part of lot coverage calculations in this definition and if so, do they need to be explicitly stated. Grobbel stated that gravel roads would be included as they are both graded and compacted surfaces. Kellogg asked how

existing coverage is calculated when evaluating newly graded areas. Grobbel stated that the sum of existing and new/proposed coverage would need to adhere to lot coverage calculation requirements and limits. Bielaczyc asked if new roadways that are by design permeable would be allowed. Grobbel indicated that in many cases pervious surfaces are not included in lot coverage calculations.

- PC discussed proposed change to definition of Home Occupation on page 13. PC supports this change and removal of reference to family.
- Related to definition of Hotel (or Inn) on page 13, Kellogg raised question of how or if farm stays would be included in this definition. **This section will require further review and discussion and PC members flagged this as homework for future meetings.**
- Mosher asked Grobbel about note under definition of Keyholing and what needs to be done with that. Grobbel indicated that was a note to himself, but Grobbel encourages the PC to take up the definition of keyholing as part of the zoning ordinance review process. **This section will require further review and discussion and PC members flagged this as homework for future meetings.**
- Related to definition of Park on page 15, Mosher proposed amending definition of Park by removing the first two words of existing definition (Park is). The new definition would read as follows, “Any non-commercial recreational area” PC supports the proposed changes.
- PC discussed definition of Park Model Recreational Vehicle (PMRV) on page 15 and Grobbel provided additional background on PMRVs. PC was in agreement that vehicle and units should be referred to in definition of PMRV. Definitions of Campground and Building which also reference PMRV should indicate the same (vehicles and units). Kellogg also proposed removing reference to “seasonal” use in PMRV definition which PC agreed with. **This section will require further review and discussion and PC members flagged this as homework for future meetings.**
- PC discussed the definition of Private Road on page 15 and Mosher suggested that the threshold of residential units or lots be lowered from 4 to 3 in definition to align with prior discussion of changes to definition of Driveway on page 11. PC supports this proposed change.
- PC discussed the addition of a proposed definition of Recreational Vehicles on page 16. PC indicated they are comfortable with the definition as proposed.
- Related to the definition of Restaurant on page 16, Grobbel proposed removing item C (drive-throughs) from the definition of Restaurants on page 16. PC supports this change. Kellogg raised question about treatment of take-out only restaurants. PC was in agreement of adding reference to take-out and Grobbel indicated he will bring language to

future meeting. Kellogg also raised a question about how commercial catering would be treated where food is prepared in a commercial facility for finishing and consumption offsite. **PC agreed to continue thinking about this and potentially address through the Commercial District.**

- Bielaczyc raised questions related to Roadside Stands definition on page 16 related to the requirement for any roadside stand to be situated upon or adjacent to farming land with a single-family residence. PC discussed and believed there are a number of stands in the township that may not comply with this requirement. **This section will require further review and discussion and PC members flagged this as homework for future meetings.**
- Grobbel presented on proposed changes to Sensitive Areas definition on page 17. PC supports changes to definition as proposed.
- PC discussed the proposed addition of a definition of Substantial Construction on page 18. Kellogg asked if a time requirement needs to be stipulated within the definition. Grobbel suggested that time requirements are covered elsewhere in the zoning ordinance. **PC agreed to review this definition and revisit at upcoming meeting.**
- PC discussed proposed changes to the definition of Wetland on page 19. PC supports changes as proposed.
- Beeker asked if the township needs to do anything related to cannabis given that the zoning ordinance also talks about wineries, cideries, and meaderies. Mosher reported that at the time Michigan legalized recreational marijuana, the township board decided to take no action to explicitly encourage or prohibit dispensaries within the township. PC discussed and agreed to revisit later.
- Beeker commented that the existing zoning ordinance refers to daycare facilities but does not provide a definition as it does for assisted care facilities. PC was in agreement that adding a definition makes sense and Grobbel will come back with the state definition for consideration. Bielaczyc pointed out that daycare is referred to within the wind ordinance section but lacks definition.
- PC discussed a minor modification to the definition of Yard on page 20. PC supports the proposed change to rename item C under the Yard definition as Side Yard since as currently written it is labeled Rear Side Yard.
- Kellogg asked about including ADA language as suggested by a member of the public. Grobbel agrees this is the time to do so and especially within the ordinance sections that refer to special uses and site plans.
- Kellogg reported that she has heard a lot about pressure on agricultural lands by renewable energy and that few townships are prepared for

this. Mosher commented that this is a concern given the local pre-emption law that was recently passed which regulates siting of utility scale renewable energy projects at state level. Mosher also stated he believes the township has time to think about this though given that utility scale projects are generally located at or near transfer stations which Centerville does not have. Kellogg stated that she would like to see PC work on this by the end of the year once the shortlist of zoning ordinance changes are addressed.

vi. **Public Comment**

- a. **Rolf Von Walthausen:** my wife and I do some homestead or backyard farming and has a USDA farming number but have come to understand that we are not really farmers. We do, however, try to eat as local as possible and have observed that farming is difficult and challenging to sustain economically. I see that we the township currently does not have a definition of farming and the terms farming and agriculture as used interchangeably. I also note that the township makes a distinction in the agritourism ordinance between farming for food and farms that earn their principal income from alcohol which is excluded. Farmers in our community cannot sustain themselves just growing vegetables. For example, successful farming operations usually have other revenue sources if you look at 9 Bean Row or Farm Club. I see three options available to farmers:
 - i. Go into debt to sustain the farm.
 - ii. Move to community support agriculture route (e.g., CSA, community members donating time to the farm).
 - iii. Look at alternate means related to agricultural tourism.

The township does not have a definition of farming or tourism, only agriculture. This is an opportunity for us to think about how we want to define tourism as relates to agriculture and farming. There are different kinds of tourism that come with positive or negative effects and as we think about what we allow farmers to do or not do, how we define tourism could help provide guidance.

- b. **Nancy Popa:** excited to see that the PC is considering a waterfront overlay district. The draft as written would be protective and as a representative of the Lake Leelanau Lake Association is in support of the overlay district. Kellogg asked if other townships are considering overlay districts and Popa reported that Elmwood and Cleveland townships have waterfront overlay districts, and Bingham township is in the process of working on one.

Following public comment, PC discussed the focus for the next meeting at which the ordinance will be reviewed. **Grobber proposed the PC spend the next meeting reviewing Site Plan Review (revised), Special Use Permits (brand new), Waterfront Overlay (brand new), and Ag Tourism (revised).**

PC discussed the need to review the Master Plan in addition to review and update of the Zoning Ordinance. Grobbel agreed and said the focus of review also needs to be removing conflicts. Kellogg will follow up with former PC Chair Johnson regarding the most recent review and update of the master plan.

vii. Adjournment

- a. Kellogg adjourned the meeting at 8:46PM.

Respectfully Submitted,

Joe Mosher
Planning Commission Secretary