

**CENTERVILLE TOWNSHIP
PLANNING COMMISSION**

*Libby Kellogg, Chairperson, Vice-chair VACANT
Joe Mosher, Secretary and Board Representative
Mary Beeker, member, Noel Bielaczyc, member
Rolf von Walthausen, member
Chris Grobbel, Planner*

February 21, 2024, Special Meeting, *Approved Minutes*

Call to Order: Mosher called the meeting to order at 6:31 p.m.

Attendance: Joe Mosher, Mary Beeker, Noel Bielaczyc, Rolf von Walthausen

Absent: Lindy Kellogg

- **Staff Present:** Township Planner, Chris Grobbel
 - **Public attendance:** 8 in person.
- I. **Review Agenda**
 - a. Agenda reviewed by Mosher. No changes.
 - II. **Public Comment Regarding the Agenda** - None
 - III. **Revise/Approve Agenda**
 - a. **ACTION:** Meeker moved to approve the agenda of February 21, 2024, supported by Bielaczyc. Motion carried.
 - b. **Declaration of Conflict of Interest** - None
 - c. **Planning and Zoning Issues**
 1. Welcome to Rolf von Walthausen who was appointed to the Planning Commission on 2-14-2024. von Walthausen has been very involved and very thoughtful about issues that have come before the Planning Commission. Mosher reviewed the history of the changes in the Planning Commission members.
In the regular meeting of March 5, all officer positions will be appointed and approved. Officers are assigned annually.
 2. **Continued review of Zoning Ordinance and suggested revisions**

POINTS OF DISCUSSION

 - The three subjects planned to be discussed in this meeting are agri-tourism, site plan review, and keyholing.
 - Grobbel – He defined keyholing. Keyholing cannot be eliminated but it is common for townships to regulate what happens on the common access to the water.
 - There was a discussion of limiting the number of docks both in keyholing situations and individual residences on the water. Commonly, one dock is allowed per 100 feet of frontage and another dock for every 50 feet

beyond the 100 feet. Structures, lighting, and storage of fuel can be disallowed on the frontage. In keyholing, one parking space per each lot that has access may be allowed. The area of the Township that includes part of South Lake Leelanau and Lake Michigan is different. There can be a distinction of motorized boats and non-motorized watercraft. There was a question about the size of dock space, as some boats need more width space than others. There is not language about that currently. The number of docks allowed needs to be determined.

- Thoughts of Commission
Swimming and diving ramps often require a minimum of 100 ft. of frontage. There is also a limit to how far these things go into the lake. Anything permanently moored to the lake bottom needs a permit. Seasonally moored items do not need a permit.
This is somewhat more restrictive than others. The rules for docks could be simplified.
- There was discussion about how a keyholing ordinance may allow even less than what would be allowed for a single lakefront property. Grobbel led the Commission through the comparison. Seasonal docks would be the better option for ecology, etc. It was noted that none of this would apply to the campground situation. A possibility is to allow 2 motor boats, 4 non-motorized watercrafts, and 1 raft. The assumption is the watercrafts are in the water and/or beached. For keyholing, the number of docks is not tied to the number of houses. The access can have 1 dock with the number of slips that is allowed by EGLE. In 3-10 section B, an additional 50 feet of frontage would allow an additional motorboat.
Any new docks would be seasonal only. The state and federal government do not like anything permanent in the shoreline. There was discussion about how many boats can be allowed on one dock. Currently, the number of docks is determined by the width of the frontage. There have been studies that determine how many watercraft a lake can serve (carrying capacity), but those studies have not been helpful in this discussion.
- Preventing boathouses
Leland has something in their ordinance about this. EGLE has denied two new builds of boathouses. You can rebuild them but cannot do a new construction of a boathouse. In this section, #1-5 is okay. #6 needs some work. It was agreed that there should not be any new construction of a boathouse.
- The indication of 25 feet should be changed to 50 feet. The number of swimming rafts and watercraft was not determined. These limits need to be established in case there is a complaint. The number of motorized

boats and non-motorized watercraft was discussed. Personal watercraft (jet skis) could be separate. There was not a consensus about the number allowed of swimming rafts, motorized and non-motorized watercraft. The subject needs more discussion. There was agreement on Section 3-10-b and 3-9-6.

- Grobbel reviewed thoughts of state legislation concerning solar energy. The Commission should pre-identify areas that are suitable. What we have now is not in line with state law. There is now 26 pages in the ordinance on commercial energy. It could be left in for a reminder of revising it at a later time, or deleted.
- Agri-tourism
We could improve what we have or replace it with something more innovative and creative.
The definition of agri-tourism is a problem. Grobbel read a sample definition. There could be limitations of the sale of farm-proper products and affiliated products. If the farm runs a farm market, should there be a limitation of sales. It could be 50% of the products sold must be produced on the farm. Farm markets may need a tighter definition. Grobbel reviewed what the ordinance is in neighboring communities. Also, limits on floor space and size could be regulated for farm markets. The goal is to create reasonable parameters to prevent too much non-farm use. Most townships carve out ordinances for vineyards separately. Grobbel reviewed what agricultural uses that could be allowed. Major changes made would be in just the agricultural district.
- We would also need to review the ordinances governing the sale of marijuana in the future.
- The use of agri-tourism needs to be defined so as to move away from event use of farms. Event use could be limited to wineries and not farms. It was suggested that “tourism” in agri-tourism conjures up a lot of different meanings. von Walthausen suggested to use “agricultural related enterprise” instead. The Commission agreed to use the new term.
- Grobbel will provide a draft of the changes made during this discussion.
- Special land use section.
It was decided to briefly introduce this subject prior to Public Comment. Commission members should review the information prior to the next meeting.
Every commercial endeavor would have to go through this ordinance. Discretion should be used as to scale. Site planning needs to comply with both general standards and commercial standards. Grobbel reviewed items that should be addressed. The whole section is finding of fact

taken from the constitution. It gives the Township the authority to ask for discretionary information.

- Northgate’s second application was denied. Northgate is pursuing an appeal to the Centerville ZBA on this. We are in the discovery phase of their lawsuit of damages.
- Commission members should read through pages 103-109. Items to be discussed: site plan review amendment, small scale wind and solar energy, and site plan overlay waterfront.
- The next meeting is March 4, 2024. Special meetings will be scheduled then.

d. Public Comment

Mosher acknowledged the written comments that came in. All written comments are on the website.

Bill Walters – He had a question about associate properties and affiliates. He described his own farm business and how he uses affiliate products. He keeps it at a 50% threshold. He is opposed to restrictions on small farmstand units. He believes that the accessory building ordinance (particularly pole barns) has messed up the topography of the Township. He was asked to summarize his points in writing.

Steve Hamilton - He encouraged the Commission to read through the written comments that came in.

Emma Rosie – She appreciates what is being done and the comments being made. The revision really needs forward thinking. She read a comment from Derenda Lefevre who is opposed to glamping and campgrounds on farms. She is in favor of ADA language included in the ordinance.

Nicole Coonradt – She stated that enterprises for alcohol related products (distilleries, cideries, wineries) are different from farm enterprises. Alcohol is not a crop for food. She is in favor of the term, “agricultural related enterprise.”

The next meeting is on March 4, 2024 at 6:30 p.m. Mosher will debrief Kellogg on this meeting.

The regular Panning Commission meeting is on Wednesday, March 20, 2024.

e. Adjournment – the meeting was adjourned at 8:38 p.m.

Respectfully submitted, Cindy Kacin