

LELAND TOWNSHIP PLANNING COMMISSION

Dan Korson, Chairperson – term expires 8/23

Skip Telgard, Secretary – term expires 8/25

Sam Simpson – term expires 12/23

Clint Mitchell, Township Board Rep – term expires 8/24

Ross Satterwhite, Vice Chairperson
and ZBA Rep – term expires 8/25

PLANNING COMMISSION MEETING/PUBLIC HEARING

Wednesday, May 3, 2023; 7:00 p.m.

Meeting held in the big gymnasium at the Leland Public Schools
200 N. Grand Avenue, Leland, MI 49654

AGENDA

- I. Call to Order – Pledge of Allegiance
- II. Approval of Agenda (additions/subtractions)
- III. Declaration of Potential Conflicts of Interest
- IV. Approval of Minutes: April 5, 2023
- V. Correspondence
- VI. Public Comment - (limited to three minutes per person unless extended by chair)
- VII. Reports: 1. Township Board representative 2. ZBA representative
- VIII. NEW BUSINESS – None

IX. PUBLIC HEARING - RESIDENTIAL CHARACTER AMENDMENT

1. Presentation by Leland Township Zoning Administrator
2. PC Comments
3. Review Correspondence regarding Residential Character Amendment
4. Public Comment (limited to three minutes per person unless extended by chair)
5. PC Discussion with Staff
6. Findings of Fact
7. Discussion of text needed to accompany Residential Character Amendment

Language from the Leland Township Zoning Ordinance, Section 5.04D1:

D. Planning Commission Actions

Planning Commission Review:

In reviewing any application for an amendment to this Ordinance, the Planning Commission shall identify and evaluate all factors relevant to the application. Findings of fact shall be gathered and shall be made a part of the public records of the meetings of the Planning Commission. The matters to be considered by the Planning Commission shall include, but shall not be limited to, the following:

- a. What, if any, identifiable conditions related to the application have changed which justify the proposed amendment?
- b. What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?
- c. What is the impact of the amendment on the ability of the Township and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?
- d. Does the petitioned district change adversely affect environmental conditions, or the value of the surrounding property?

NOTE: A quorum of Leland Township Board members may be present. No Leland Township Board business will be conducted at this meeting.

- e. Does the petitioned district change generally comply with the adopted Comprehensive Development Plan?
- f. Is the property in question able to be put to a reasonable economic use in the zoning district in which it is presently located?

8. Consideration of Motion by PC to authorize staff to develop text language to accompany Residential Character Amendment (see sample motion language below).

Sample Motion Language for Residential Character Amendment:

I, _____, move to authorize staff to develop and present at the June 7, 2023 PC Meeting the necessary text to accompany the Residential Character Amendment prior to sending it to the Leelanau County Planning Commission (LCPC) for their review and comment. Seconded by _____. Motion approved _____ or denied _____.

- X. OLD BUSINESS – tabled to June meeting
- XI. Other Business (as required)
- XII. Zoning Administrator Comment
- XIII. Planning Commission Comment
- XIV. Public Comment - (limited to three minutes per person unless extended by chair)
- XV. Adjournment

NOTE: A quorum of Leland Township Board members may be present. No Leland Township Board business will be conducted at this meeting.