

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 SPECIAL MEETING

Thursday, July 6, 2023; 7:00 p.m.

Leland Township Library / Munnecke Room
203 Cedar Street E., 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: June 7, 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 - None

- X. OLD BUSINESS

- A. Residential Lot Coverage Amendment

Language from the Leland Township Zoning Ordinance, Section 18.22 F (Dwellings):

F. All dwellings shall be aesthetically compatible in design and appearance with other residences in the vicinity. The compatibility of design and appearance shall be determined by the Zoning Administrator upon review of the plans submitted for a particular dwelling. Any determination of compatibility shall be based upon the standards set forth in this Section as well as the character, design and appearance of one or more residential dwellings located in the Township within two thousand (2,000) feet of the subject dwelling where such area is developed with dwellings; or, where said area is not so developed, by the general character, design and appearance of residential dwellings located in the Township similarly meeting the standards of this Section. The foregoing shall not be construed to prohibit innovative design concepts involving such matters as solar energy, view, unique land contour, or relief from the common or standard designed home.

The items below were tabled to this meeting:

5. PC Discussion with Staff
6. Findings of Fact
7. Discussion of text needed to accompany Residential Lot Coverage Amendment
8. Consideration of Motion by PC to authorize staff to develop text language to accompany Residential Lot Coverage Amendment (see sample motion language below).

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

Sample Motion Language for Residential Lot Coverage Amendment:

I, _____, move to authorize staff to develop and present at the August 2, 2023 PC Meeting the necessary text to accompany the Residential Lot Coverage Amendment prior to sending it to the Leelanau County Planning Commission (LCPC) for their review and comment. Seconded by _____. Motion approved _____ or denied _____.

B. Master Plan – continue with Chapter 6

- 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.