

CENTERVILLE TOWNSHIP PLANNING COMMISSION

*Tim Johnson Chairperson, Lindy Kellogg, Vice-chair
Joe Mosher, Secretary; Dan Hubbell Board representative;
Jamie Damm; member*

August 7, 2023; Monthly Meeting Minutes

Call to Order: Tim Johnson, Chair, called the meeting to order at 6:35PM.

Attendance: Tim Johnson, Joe Mosher, Dan Hubbell. Lindy Kellogg

- **Staff Present:** Recording Secretary Beth Yoder, Planner Chris Grobbel.
- **Approved absence:** Jamie Damm **Public attendance:** 10 in person

Public Comment regarding the agenda: None

Agenda: The PC reviewed the agenda. Mosher moves to approve agenda as presented, seconded by Hubbell. Unanimously approved.

Conflict of Interest: None.

Revise/Approve June 28, 2023 Monthly Meeting Minutes

- Correction needed to the paragraph re: investigation of STR, Last name Johnson was mis-spelled.
- **MOTION:** Hubbell moved to approve previous meeting minutes with one correction, Seconded by Mosher. Unanimously approved.

Report from Township Board Representative - Hubble reported that Mosher and Johnson from the Planning commission (PC) and Jim Schwantes from the township board will be attending a court ordered mediation on August 17th, 2023 in Grand Rapids, regarding the lawsuit with Northgate.

Report from ZBA Representative - N/A

Zoning Administrator's Report - Nothing new to report

Planning and Zoning Issues

A. New Business

- a. **Zoning for water quality-** Members of lake association in person at township. The committee's goal is to protect the lakes and shorelines. The overall request is

to have shorelines overlay districts. Zoning for water quality members encouraged the PC to consider special zoning requirements for all shoreline properties. The current zoning ordinance is electronically available on the County website.

- b. **Ag Tourism Ordinance and for-profit camping in the Ag district** - Residents of Centerville township spoke regarding allowing them to temporarily rent out their property to campers (tents, trailers, etc.) Per the ZO Section 3.13 section D. Trailer Homes, this is not permitted.
 - c. **MOTION:** Kellogg moved to adjust the agenda and move public comment up before proceeding. Seconded by Hubbell. Unanimously approved.
- B. Public Comment** - Amoritas vineyard owners and Under Canvas representatives introduced themselves to the PC in regard to a potential camping resort being planned at Amorita's winery property.
- C. Old Business**
- a. **Review Goals**
 - i. **STR goal** - PC is hoping to create a subcommittee to gather information on STR and is soliciting interest for this subcommittee till August 15th, 2023. PC has received 10 interested individuals as of Monday August 7th, 2023. PC will then determine the number of members that are appropriate and they would ideally be representative of the township as a whole. PC would like to have this subcommittee created by the October PC meeting.
 - ii. **Inventory special uses and sensitive land area's goal**- Kellogg can work with the Leelanau Conservancy to create a map of sensitive areas for the PC. The map will be useful for citizens and the PC as they respond to Site Plans and honor the Master Plan.
 - b. **Continued housekeeping updates to Zoning Ordinance** - Grobbel reported Version 2 reflects all the written comments and proposed changes to date. Grobbel would like the PC to focus on the definition changes and article 14 which is Standards for Special Land Uses. PC members can individually send thoughts to Grobbel so it can be efficiently discussed as a group during the next meeting.
 - o PC would like to entertain the idea of having a special meeting in September. Mosher will send out a few potential dates.

Adjournment- Johnson moves to adjourn meeting at 8:34pm, Seconded by Mosher. Unanimously approved.

Respectfully Submitted,

Beth Yoder