

**APPROVED**  
**Centerville Township Planning Commission**  
**Regular Meeting**  
**Centerville Township Hall**  
**April 4, 2022**

**Call to Order:** Tim Johnson, Chair, called the meeting to order at 6:30 PM.

**Attendance:** Present: Tim Johnson, Lindy Kellogg, Joe Mosher, Dan Hubbell, Jamie Damm.  
Absent: None. Staff Present: Recording Secretary Dana Boomer, Zoning Administrator Tim Cypher

**Public Comment:** None

**Agenda:** The PC reviewed the agenda. **Motion to approve agenda as presented by Damm, second by Mosher. All in favor, motion carried.**

**Conflict of Interest:** None

**Revise/Approve Minutes:**

The PC reviewed the draft minutes of the February 7, 2022 regular meeting. **Motion to approve the February 7, 2022 regular meeting minutes as presented by Mosher, second by Kellogg. All in favor, motion carried.**

**Report from ZBA Representative:** Damm and Cypher reported that there were no meetings and nothing in the pipeline.

**Report from Zoning Administrator:** Cypher had previously distributed his reports for February-March 2022 and the 2021 annual report. Leelanau Pines is applying for a liquor sales license for their camp store, to be accessible only to campers. The PC briefly discussed.

**Zoning/Planning Issues:**

**Lake Leelanau Lake Association Comments** – Members of the Lake Leelanau Lake Association (LLLA), represented by John Popa, brought forward concerns regarding the sale of Leelanau Pines and future plans for the resort. The new owners are claiming that there are 181 camping sites. The neighbors are concerned with the congestion at the campgrounds and the hoists/boats on the shoreline during the summer. They are concerned that the number of boats and types of rentals are going against portions of the Zoning Ordinance, and would like the township to look into these matters. They requested that the township conduct an audit of the campground to make sure they are abiding by the Zoning Ordinance and any applicable permits.

The PC briefly discussed, and asked for Cypher’s recommendation. Cypher requested that a formal complaint be filed so that he could proceed with an investigation, as he has not previously received a complaint regarding the Leelanau Pines property. Cypher will forward a complaint

form to Mr. Popa, to be returned, so that an investigation can be initiated. The PC briefly discussed enforcement on a property with a decades-long existing use. The PC also recommended the LLLA welcome the new owners to the community and invite them to be part of the association, and ask them about their plans for the property.

**STR Update** – Legislation regarding short-term rentals is still pending at the state level. Cypher has received a couple of informal noise complaints regarding short-term rentals, but at least one ended up being a party at an event venue. The PC discussed short-term rentals in the area. It was determined that the PC would continue to table the issue for now, given the ongoing discussion at the state level.

**Review of Current Noise Regulations** – Cypher summarized the history of the discussion and the issues related to noise regulations. At this point, he would recommend continuing to proceed as has been done in the past, as he has so far been able to investigate and resolve complaints related to noise in the township.

**Sugarloaf Redevelopment** – The main building has been demolished, and no plans regarding re-development have been released.

**AutoCamp** – AutoCamp (a company that provides trailers for lodging in a campground-type setting) has requested a zoning determination regarding what their business model would be considered for the purposes of the Zoning Ordinance. Portions of the model seem to fit various uses, including trailer park, campground, and motel. The PC and Cypher discussed extensively. Cypher stated that EGLE would consider this a campground and regulate them as such. The PC had a consensus that a use of this sort fits into the Commercial Resort District, but not into the Agricultural District. The PC also discussed whether Cypher should consult with legal counsel – Cypher will consult with his own personal legal counsel on this topic.

**Microbreweries** – Microbreweries are not currently allowed in the Zoning Ordinance, and there is at least one winery owner interested in the possibility of whether the PC would be interested in changing the Zoning Ordinance to allow those. Kellogg asked whether businesses are allowed to hold both a winery and microbrewery licenses – this is unknown. In general, the focus of the winery provisions are to encourage agriculture in the township, which is why there are requirements tied to a certain amount of winery land being used for fruit production. If the township were to consider this, the agricultural provisions would need to be continued. The PC encouraged the winery owner to conduct research into the ability to hold two licenses, and to, if he wants to continue pursuing this, bring forward a proposed ordinance change to the PC.

**Public Comment** – None

**Next Meeting Date:** The next meeting is scheduled for May 2, 2022.

**Adjournment:** Johnson moved to adjourn the meeting at 8:14 PM, Hubbell seconded. All in favor, motion carried.

Respectfully Submitted,

Dana Boomer  
Recording Secretary