

APPROVED
Centerville Township Planning Commission
Regular Meeting
Centerville Township Hall
May 2, 2022

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

Attendance: Present: Tim Johnson, Lindy Kellogg, Jamie Damm. Absent: Dan Hubbell, Joe Mosher. Staff Present: Recording Secretary Dana Boomer, Zoning Administrator Tim Cypher

Public Comment: None

Agenda: The PC reviewed the agenda. Johnson asked to add affordable/workforce housing to the agenda, for a precursor discussion to a presentation by Housing North in June. **Motion to approve agenda as modified by Damm, second by Kellogg. All in favor, motion carried.**

Conflict of Interest: None

Revise/Approve Minutes:

The PC reviewed the draft minutes of the April 4, 2022 regular meeting. **Motion to approve the April 4, 2022 regular meeting minutes as presented by Damm, second by Johnson. 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 March 2022; April 2022 was not yet available. Cypher provided an update on ongoing zoning enforcement. The PC briefly discussed.

Zoning/Planning Issues:

French Valley Vineyards ZO Amendment Request – John Heekin presented a proposal from French Valley Vineyards/Bel Lago Ventures requesting a Zoning Ordinance amendment to allow a micro-brewery and beer tasting room at their French Valley Vineyard winery location. The MLCC allows beer to be served at a wine tasting room if the beer is made on site. Heekin and the PC members discussed the logistics surrounding the production and serving of beer in a vineyard-based tasting room. There was further discussion about specific language that could be integrated into the Zoning Ordinance that would allow the inclusion of beer tasting into wine tasting rooms in the township. Part of the current ordinance requires a portion of the land be preserved in agricultural usages that are used for the production of the served beverages; discussion was had on whether this should be expanded for the production of beer.

There is language in the Master Plan to support changes that promotes local agriculture and agricultural value-added products. The PC then returned to a discussion on specific wording for the proposed amendments to the Zoning Ordinance. The discussion then moved to whether stand-alone micro-breweries should be allowed, versus winery/brewery combinations. The PC worked on amended language for Section 9.6 (see attached for proposed language amendments). The main concerns were continuing to assure that any operations are tied to local agriculture and kept small. The PC then discussed the timeline for proceeding with the ZO amendments. **Johnson moved to hold a public hearing on the proposed Zoning Ordinance Section 9.6 amendments at the June 6 meeting. Kellogg seconded. All in favor, motion carried.**

Leelanau Pines Campground – Cypher reported that he received the complaint from the Leelanau Pines Campground neighbors as discussed at the April meeting. The complainant was listed as the Lake Leelanau Lake Association, with no documentation that this complaint was coming from the LLLA Board of Directors. Cypher has requested either documentation that the LLLA Board of Directors approved this complaint, or that the complaint be amended to come from an individual. Northgate (the new owners of the Leelanau Pines Campground) has requested a meeting with their engineers and Cypher regarding a site plan and details for renovation at the site. As far as Cypher is aware, none of the neighbors or members of the LLLA have contacted the new campground owners regarding their plans. Cypher will continue to update the PC as the review goes forward.

Training Reports – Johnson and Kellogg attended a Planning and Zoning Essentials class, and summarized the issues covered in the class. PC members briefly discussed upcoming trainings that they will be attending. The PC briefly discussed training and issues related to short-term rentals.

Affordable/Workforce Housing – The PC briefly discussed affordable and workforce housing issues. Documentation from Housing North was sent out in preparation for a presentation and discussion with Yarrow Brown from Housing North. PC members were urged to review the documentation prior to the June meeting.

Public Comment – None

Next Meeting Date: The next meeting is scheduled for June 6, 2022.

Adjournment: Johnson moved to adjourn the meeting at 8:39 PM, Kellogg seconded. All in favor, motion carried.

Respectfully Submitted,

Dana Boomer
Recording Secretary

New language is highlighted, removed language is struck

Section 9.6 Wineries, Meaderies, ~~and Cideries~~ and Micro-Breweries

This section recognizes that wineries, meaderies, ~~and-cideries~~, and micro-breweries meeting the provisions below are appropriate farm activities, encourage crop diversification and provide economic alternatives to township farmers. Wineries, meaderies, ~~and-cideries~~, and micro-breweries are permitted provided:

1. The facility is licensed by the US Treasury, Bureau of Alcohol, Tobacco and Firearms, and the Michigan Liquor Control Commission, and is in compliance with the regulations of the Michigan Department of Agriculture and the Michigan Department of Natural Resources.
2. The lot area is one of the following:
 - a. at least ten (10) acres which shall include a minimum of two (2) acres in ~~fruit~~ agricultural production intended to be used in the wine, cider, mead or beer, maintained in accordance with generally accepted management practices.
 - b. at least four (4) acres with an additional ten (10) acres of land contiguous to the facility lot which shall include a minimum of two (2) acres in ~~fruit~~ agricultural production intended to be used in the wine, cider, mead or beer, maintained in accordance with generally accepted management practices.
3. Parking, buildings and processing areas shall be set back a minimum of fifty feet from all lot lines and shall be landscaped and visually screened from adjacent properties and buffered from adjacent roads. Adaptive reuse of existing buildings is encouraged.
4. A portion of the production of the facility shall be derived from fruit grown by the producer. The facility shall maintain a ratio of at least 4 acres of ~~fruit~~ agricultural production intended to be used in the wine, cider, mead or beer, grown on premises to 5000 gallons produced.
5. ~~Total production of product~~ does not exceed 178,000 gallons (~~75,000 cases~~) in any calendar year. Total on-site sales do not exceed 178,000 gallons in any calendar year.
6. The bonded structures may occupy no more than twenty thousand (20,000) square feet above ground.
7. Retail sales shall be limited to products produced on the premises and ~~wine~~-related paraphernalia such as, but not limited to, corkscrews, glasses or tableware. The sales area shall not be greater than two thousand five hundred (2,500) square feet.
8. Where retail sales of product are a function of farm markets all requirements in the ordinance for farm markets must be met.

9. Activities associated with the promotion of ~~wine-~~ **product** usage and education may be permitted. Typical activities are ~~wine-~~ **beverage** appreciation/education seminars, non-profit benefits, weddings, ~~wine~~ **beverage** and catered food events, seasonal natural events (~~mushroom hunts~~), and ~~vineyard~~ harvest festivals. These activities may be permitted provided:
- a. Parking area must be off-road, fifty (50) feet from all lot lines, and appropriately screened from neighboring property. Light sources shall be directed downwards and shielded to prevent light being directed off the premises.
 - b. The operator must have a written statement from the County Health Department indicating the maximum number of persons that can be accommodated with existing toilet facilities and additional portable toilets must be provided for any guests exceeding the aforementioned number.
 - c. Outside activities must commence after 30 minutes before sunrise and be completed before 30 minutes after sunset. Inside activities must be completed by 10:00 p.m.
 - d. With the exception of appetizers, snacks or products regularly produced on the premises, food provided for the activity must be prepared off site.