

**Centerville Township Planning Commission  
Regular Meeting  
Centerville Township Hall  
June 6, 2022**

**Call to Order:** Tim Johnson, Chair, called the meeting to order at 6:43 PM.

**Attendance:** Present: Tim Johnson, Lindy Kellogg, Jamie Damm, Dan Hubbell, Joe Mosher.  
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 Hubbell, second by Mosher. All in favor, motion carried.**

**Conflict of Interest:** None

**Revise/Approve Minutes:**

The PC reviewed the draft minutes of the May 2, 2022 regular meeting. **Motion to approve the May 2, 2022 regular meeting minutes as presented by Damm, 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 April and May 2022. Cypher provided an update on ongoing zoning enforcement. The PC briefly discussed.

**Zoning/Planning Issues:**

**Proposed ZO Amendment** – The PC briefly discussed the proposed ZO amendment. Cypher and the PC members reported no correspondence on the topic. The PC briefly discussed whether there should be a determined portion of local fruit in the production – this was previously taken out due to the possibility of a crop failure. **Hubbell moved to forward the proposed Zoning Ordinance amendments to the Leelanau County Planning Commission for review. Kellogg seconded. All in favor, motion carried.**

**Housing North Presentation** – Yarrow Brown was present from Housing North to discuss options regarding affordable and workforce housing in the region. Brown introduced Housing North and summarized their work in the 10-county region. Housing North has developed a Housing Ready Checklist, which she will also distribute electronically. Their goal is to increase the amount of housing that is available for 30% or less of a household's income. Brown requested that the PC review their Zoning Ordinance to see whether there are options for

supporting affordable and workforce housing in the township, including increasing the availability of accessory dwelling units, providing incentives for the development of affordable housing, and increasing the density of housing units. They are currently fund raising for a full-time position coordinating education and outreach surrounding housing in Leelanau County.

Dan Hubbell stated that people who don't want affordable or workforce housing in their backyards are a major issue when it comes to actually increasing housing opportunities. He suggested that Housing North work on supporting local planning commissions when they have requests for affordable housing, because there is usually little support for those requests from the local community. Hubbell also suggested that Housing North work on supporting high density options like mobile home communities, even though those are generally not supported by local communities.

Mosher supports affordable housing options, but is concerned about contractors being able to build affordable houses in today's climate. Brown stated that it is almost impossible to build housing for under \$250,000 without subsidies right now, but there are options for subsidy funding. There are options for deed restrictions to maintain subsidized housing in perpetuity. The PC continued the discussion on possibilities for workforce housing, including accessory dwelling units and deed restrictions for workforce housing.

The PC determined that they will review the housing ready checklist and be prepared to address it at the next meeting.

**Leelanau Pines Campground** – Johnson read the Zoning Ordinance section regarding pre-application conferences, which is what is to take place tonight regarding the Leelanau Pines Campground's forthcoming Special Use Permit application. Katie Hallgren and Ryan Musch presented tonight regarding proposed changes to the Leelanau Pines Campground. They are currently looking to renovate the existing campground, and then to bring in additional amenities to the campground. These would include a new check-in building, a pool and sports courts, and camp/marina store for campground guests near the water, as well as an expansion of camp sites and dock/boat slips.

There are 161 current campsites, and 167 new campsites are proposed. They are also working with EGLE to potentially add to the available boat slips. There are 82 currently available, and an unknown number in the potential expansion. The slips are currently for campground guests only, with existing EGLE permitting as a marina. The PC discussed whether the Zoning Ordinance is pertinent for the discussion of the docks and boat slips, due to the fact that this is a grandfathered commercial resort with an existing EGLE permit as a marina. Cypher would like to get clarification on these items from legal counsel.

The campground will be open April-October, which is the historical schedule. The applicants will be discussing access issues with the Road Commission as the application progresses. Cypher asked when comments from the various permitting agencies would be available. The applicants will be working with those agencies over the next month, which include the Road Commission, Fire Department, Health Department, and others. Mosher stated that other campgrounds run by the company include water parks, and he asked what the amenities would be here. Hallgren

stated that the amenities would be kept appropriate for a natural setting. They would like to start the renovation as soon as possible and then go immediately into the expansion. Cypher asked the applicant to lay out the phases and approximate timeline for their proposals.

Mosher suggested putting in a boat washing station and developing a boat washing protocol, due to the invasive species in the lake. He then asked about the campground's environmental stewardship and ability to be a good neighbor. Hallgren replied that there have been wetlands identified on the property, which will be maintained. They are interested in putting in a low-impact boardwalk with educational opportunities for campground residents. Quiet hours are put in place and enforced, which extends to the on-water behavior of their guests. The campgrounds are family oriented. Kellogg added that there are a lot of human-powered vessels on Lake Leelanau, including paddleboards, kayakers, and rowing boats, so she thinks the education of guests in powered boats would be important. Kellogg asked if any part of the facility would be open to the public – Hallgren stated no, not even the camp store. The gas may be offered to members of the public on a “dire straights” basis, but not as a general business model.

Damm asked if they had approached any of the neighborhood associations surrounding the campground? Hallgren stated that they had not yet. Kellogg asked how many people were allowed on a camp site – Hallgren stated that one camper and a family were allowed on each camp site. Johnson asked if campers would be allowed to remain for the season – Hallgren stated yes, but most of the sites would be turned over each week. All of the proposed sites would be RV hookup sites, not tent-camping sites. Kellogg asked about the sewer situation for the sites – Musch replied that there is an existing full-hookup sewage system on the site including a lift station, treatment station, and lagoon, which would be expanded into the new sites. They are currently working with EGLE and the Health Department on the maintenance and expansion of this system. Kellogg asked if there were plans for hand-access and ADA access for launching kayaks and other watercraft – Hallgren stated that there are, and Cypher stated that something of that sort would need to go through the EGLE permitting process.

Kellogg asked if there would be on-site staff – Hallgren stated there would be 24 hour staffing. Cypher asked if there would be any other changes other than what was in the current application – Hallgren stated there may be a future request for additional campsites, but that is well in the future and not in their current timeline.

The PC then began to discuss the timeline. Johnson asked if all of the documentation would be available prior to a potential public hearing in July, which would require a special meeting. The applicants believe it will be. The PC discussed the timeline. The PC wants the completed site plan and draft findings of fact available for review before the public hearing. The PC requested that the applicants submit a complete application to Cypher and then a schedule for a public hearing will be set up.

John Popa stated that this is one of the biggest issues on Lake Leelanau. There are issues with the Lake Association, EGLE and the marina application, runoff from the camp, and congestion from the marina. He requested that Hallgren meet with the Lake Association and other residents. There are about 1,200 land owners on the lake, and this essentially adds another 300. The Lake Association is already spending tens of thousands of dollars at boat launches to prevent invasive

species, and the boat launch at the camp could be a major issue. He is concerned about the expansion of the marina from the time the ordinance was put in place, and there should a final condition that boat slips cannot be rented to people not staying in the campground.

The PC returned to a discussion of the timing. There may be a need for two separate public hearings due to the issues with the docks and EGLE, and the township may not have jurisdiction over the dock issues. The PC had consensus for Cypher to work with legal counsel to determine whether the township has jurisdiction over the docks. When the full Special Use Permit application is received from the applicants, Cypher will review for completeness and then contact the PC regarding setting up a public hearing.

**Public Comment** – None

**Next Meeting Date:** The next meeting is scheduled for August 1, 2022.

**Adjournment:** Johnson moved to adjourn the meeting at 8:15 PM, Kellogg seconded. All in favor, motion carried.

Respectfully Submitted,

Dana Boomer  
Recording Secretary