

Cleveland Township Planning Commission
Cleveland Township Hall, Leelanau County, Michigan Regular
Minutes, June 7, 2023

1. Call to Order: Chair Manikas called the regular meeting to order at 7:00 PM Roll Call: Chair Dean Manikas, Vice Chair Paul Stowe, Secretary Victoria Sutherland, Taylor Moore, and Board Rep Todd Nowak.

2. Consideration of the Agenda: Accepted as presented.

3. Public Comment:

- Bob Dekorne, Wheeler Road: worried about some of the development going on and (lack of zoning) by the conservancy; disturbing impact on the neighborhood. Having trouble finding out any answers: He has contacted the Planning Commission chair and the Zoning Administrator, who shared they were unaware of any new development. Palmer Woods was done by the books in Glen Arbor Township; Cleveland Township does not have the same ordinances and he wonders why. Concerned about lack of transparency by the Conservancy. Would like the word “park” to be described in more detail, strike the word altogether, or put a moratorium on what is going on until more details can be revealed. He thinks our books do not require any guidelines for parks, and this feels wrong.
- Nancy Allen, School Lake Road, supports him.
- Joe Vandermulen, W. School Lake Road; in his opinion the Planning Commission has done a great job with the master plan and this history should dictate how we handle this issue. He too would like to see a public process for this development and all the developments in the future. He wondered if it is possible to put this on the agenda to at least put a moratorium on the activity so it could be better managed.
- Brownwyn Jones, School Lake Road, confirming that the whole crowd she is part of is not against the conservancy or bike trails, but would like to see the failure of communication to be recognized and their opinions at least heard; total dismay for

the lack of communication by the Conservancy.

- Jim Murphy, W. School Lake Rd. disappointed with the lack of communication from the Conservancy and would like to know what is happening right behind his house.
- Ted Gilmore, School Lake Road; We really have to listen to these long term residents who moved up here to be a part of a very special place. Feeling like the conservancy is showing lack of communication and acting like a developer.

4. Pronouncement of any Conflict of Interest: None declared

5. Consideration of May 3, 2023 Planning Commission Minutes: Members reviewed the minutes. Motion by Victoria Sutherland and second by Dean Manikas to accept the minutes as presented. Motion passed 5-0.

6. Report by Chair:

A. Many conversations with Mr. DeKorne and Mr. Tom Nelson regarding the above. Nelson is planning to follow up as he does not want people to be upset; current work is within zoning; We are thinking about redefining the park plan.

B. Andi's surgery has tied her up for getting binders to some commission members.

C. Anonymous letter went out to people who rent properties regarding the STR ordinance in process.

7. Reports and Correspondence by Members: Taylor Moore took a planning commission training in East Bay Township and was happy with the experience.

8. Report by Zoning Administrator: Report received, no comments.

9. New Business: Amendment to By-laws, Section 5C. Commissioner role during Public Comment and at Public Hearing. Todd Nowak motions to approve, Taylor Moore seconds. Voted 5-0.

9. Continuing Business: Short Term Rental Ordinance work. Progress made through the points up to Section 7. Completion of this draft is expected at the next meeting.

10. Dean Manikas shared that we need to develop a park and recreation master plan and related ordinances in future meetings. Revisit the recently affirmed master plan as a practical exercise. A Park and Rec Plan is an Action Item in our master plan.

11. Public Comment:

- Joe Vandermulen shared again. He was appreciative to see and does understand how things work being a former planning commissioner; but the current conservancy park is not the same. He would really like us to jump on this more immediately as the conservancy does not seem to be in a position to regulate or constrain themselves.
- Nancy Allen also shared that most of the township property owners present tonight were donors to Palmer Woods when solicited by the Conservancy, and are upset that they have not been asked for input or provided answers when asked what is currently being planned.
- Ted Gilmore requested more dedicated action from the planning commission. Dean Manikas reminded him our job is to serve the board by creating plans, writing ordinances, etc. (We have no action authority.)

12. MOTION TO ADJOURN BY Todd Novak AND SECOND BY Paul Stowe.

Motion passed 5-0. Adjournment at 8:20 PM.