

Cleveland Township Planning Commission
Cleveland Township Hall, Leelanau County, Michigan Regular
Minutes, July 5, 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:
 - Joe Vandermulen, W. School Lake Road, Maple City: Handed out suggestions and recommendations for the zoning ordinance “gap” as a starting point for change. They cannot find privately owned parks with public entrances anywhere in Leelanau County to use as guides. They would like some agency in the process, not just comments before or after.
 - Tom Nelson, South French Road, Cedar; Exec. Director of the Conservancy; Understands concerns around Palmer Woods; things to keep in mind: added several hundred acres in the last few years for hiking, mountain biking, xc skiing; lots of public support in the process; plans have not changed. Just a plan that is spread out over a few years; trying to minimize user conflict; developing same number of miles as planned; may have dropped the ball on communications a bit due to circumstances in the last few years; honored requests and tried to be responsive is not enough they understand; wants to reassure us about their intention to be good neighbors.
 - Bob DeKorne, Wheeler Rd. Maple City: some facts: he is not against a bike trail; not against the conservancy; supports them philosophically and financially; they are against the gap in the zoning: privately owned public parks with public access is a problem for him; especially of this size; he is looking for some guardrails like alcohol, firearms, cars, etc. Wants us to put in control through zoning that there is public input on parking lots that go in. They are not necessary and good zoning

will prevent this from happening.

- Mark Fisher, S. Maple City Road, Maple City: he would like to correct an error on the zoning map; his cottages bought in 1978; sometime after he left planning commission (1984-2003) his property was rezoned to residential without his knowledge or permission; should be changed back to commercial resort from R2, also pointed out harbor ridge is also zoned inaccurately as agricultural, not R2;
- Peter Fisher, Sugar Bay Lane, Cedar: STR concerns; manages nine in GA and is a realtor; he is supportive, but is not interested in quota limits as he feels they create market uncertainty; he thinks affordability of maintaining second home is key to keeping these quotas higher; limiting the number of days rented is more appropriate than limits of STR licenses;

4. Pronouncement of any Conflict of Interest: None declared

5. Consideration of June 7, 2023 Planning Commission Minutes: Members

reviewed the minutes. Taylor shared that he expressed a conflict of interest at the last meeting but it wasn't recorded and he would like it added back into the minutes; He is affiliated with the Conservancy and wants that known.

Motion by Victoria and second by Todd to accept the minutes with amendment. Motion passed 5-0.

6. Report by Chair:

A. After last month's discussion of parks and foresting, Dean reached out to the retired regional forester (and she is currently a county commissioner) for guidance. She referenced a related ordinance in the Crystal Lake area on responsible foresting. Advised to contact the current district forester for support.

B. Andi's surgery is still tying her up but there is a new tech person on staff and Dean is in contact with them about getting updated books for commissioners

C. Dean also had a conversation with Peter Fisher about STRs (see above).

D. Housing Assessment meeting and Dean shared a summary of points taken from that meeting.

7. Reports and Correspondence by Members: Paul had a call from a real estate agent about STRs and he pointed him to the zoning administrator.

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

9. Continuing Business: Short Term Rental Ordinance work. COMPLETION OF THE DRAFT ORDINANCE. We will provide it with the updates to legal first and come back with comments and the numbers of Second homes and PRE spreadsheet completed.

10. Dean Manikas shared pages of a master plan on agriculture and future land use text for preservation areas; suggests we use this info with the docs presented from the public today to begin work on issues at hand. We could amend the Ag section related to “parks” and forest preservation.

11. Public Comment:

- Tom Nelson from Conservancy shared more data about conservancies, acreage is larger than the national parks; they are free of charge; important to get people outdoors and yet he understands the discord; they comply with the zoning ordinances and would welcome adding another layer if that is what the community wants; happy to help with a task force.
- Joe VanderMeullen: just wanted to point out that the planning commission is the representative voice of the community that is regulating things, and the conservancy should not be controlling anything. He suggests developing some framework to be able to communicate with each other.
- Mark Fisher would like to see a version of the STR ordinance in process online somewhere prior to it going into effect and even going to an attorney, says this transparency is important.

- Peter Fisher pointed out plenty of signage at Palmer Woods.

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

Motion passed 5-0. Adjournment at 8:09 PM.