

**Cleveland Township Planning Commission**  
**Cleveland Township Hall, Leelanau County, Michigan**  
**September 6, 2023**

**Public Hearing 6:45pm**

1. Call to Order: Dean Manikas called the regular meeting to order at 6:45 PM Roll Call:  
Chair Dean Manikas, Vice Chair Paul Stowe, Secretary Victoria Sutherland, Taylor Moore. Todd Nowak is absent with notice.
  
2. Public Comment and hearing on a proposed amendment to allow a defined number of well regulated STR in the Residential and Agricultural districts.
  - Paul Currier, E. Harbor Highway, had a question about the quantity of licenses going to be produced. His family has been doing this since 1974 without a problem; he doesn't feel like we should listen to others outside of our township; he thinks penalties should be issued instead of limits. Understands a lot of complaints are happening due to one address, and that doesn't seem fair.
  - Phil Anderson, E. Harbor Highway: he sees it two different ways, lives around STRs being run right now, he is descendent of owners of Leelanau Country Inn, so has some history; hopes his mother's house next door will be a STR; feels like it might be discriminatory with people living here; his biggest concern is the septic system standards and could be cost-prohibitive; also a discriminatory piece; he's not opposed to some of the rules; he also commented on the "blue house"; feels like this entire issue could be self-regulated.
  - Michael LaChance, Ann Arbor and E. Harbor Highway: a short term renter for 40 years; he is now a local homeowner, but they rent to make the payments and afford the property; he does not want to be competing with his neighbors for permits if a defined number of permits; he thinks there are two sides to this ordinance: provide a nice place for visitors and also be kind to your neighbors; they very much would like to keep renting their home.
  - Carson Cameron, E. Harbor Highway: they own one of the oldest structures in the township; they bought and now rent in order to afford the upkeep; also

wondering about the quantity; concerned about regulations.

- Mike Kelly, Livonia and two units at Sugarloaf; wanted to know if his units were included, and he was informed no, he is in the rec district.
- Mark Keeley, Golden Swan Management, manages properties across northwestern Michigan and handled 7,000 reservations since Jan 2021; having the point of view of a locally owned business is important and he would like to help; he is here acting as an agent for the Griffins; wants to build connections with the community and can share best practices with us.
- Michelle Irwin, E. Traverse Lake Road and Co. Road 651: her family has also been doing this forever, some guests 30 years of repeats; would hate to lose this connection with guests she now considers friends. She is very active in the community; interested to know about numbers currently of STRs.
- Patrick MulCahy, Lime Lake Road: section five defining occupancy based on bedrooms; counting persons doesn't seem fair; the young ones under three seems extreme; the numbers seem random and how the unit can be managed. Occupants seem limited.
- Mark Wisinski, M-22: Noted the annual permitting seems onerous; also the septic tank pumping once every three years seems strict.
- Gwen Algaier, E. Traverse Lake Road: we are the only county in Michigan that has a septic ordinance and she's very proud of that; normal inspections is every 3-5 years, but if more people are using the septic that is not an overblown stipulation; as a full time resident, it is a tough relationship with those who have cottages here; we do need to get a handle on this and applauds the progress being made, appreciates the public comment.
- Tammy Both, Nature's Rentals: has been managing rentals for years; feels the ordinance is too restrictive; she thinks every property owner should be responsible for the same rules; many of her clients end up buying here.
- Carson Cameron again: thinks we need to put the restrictions on the new buyers of properties, not the existing STRs
- Cookie Currier, E. Harbor Highway, they've owned for 45 years, never had a problem; she doesn't tolerate any misbehavior.

3. Adjournment 7:20pm: Paul Stowe makes a motion to adjourn the public meeting; Dean Manikas seconds; motion passed 4-0.

### **Regular Meeting**

1. Call to Order: Chair Manikas called the regular meeting to order at 7:25 PM Roll Call: Chair Dean Manikas, Vice Chair Paul Stowe, Secretary Victoria Sutherland, Taylor Moore.

2. Consideration of the Agenda: Accepted as presented.

3. Pronouncement of any Conflict of Interest: None declared

4. Consideration of August 2, 2023 Planning Commission Minutes: Members reviewed the minutes. Motion by Paul Stowe and second by Dean Manikas to accept the minutes. Motion passed 4-0.

5. Chair Report: Conversations with Mr. Vandermulen, Mr. Figura, Mr. Nelson; STR correspondence suggesting any dwelling can be rented for less than two weeks; also two more letters after 4pm Tobin Craig and Doug Jones;

6. Report by Zoning Admin: They are moving along with Land Use Permit technology.

7. Continuing Business: STR-from comments Chair Dean Manikas sensing PRE is still a priority; noted standards of occupancy were not random as suggested, it was guided by the health department; Confirmed once you get it, you don't have to apply again as long as there are no problems; final decision on numbers in October meeting, Chair Dean Manikas went over the process of finalizing and making recommendations for the board.

Chair Dean Manikas made a motion that the Cleveland Township Planning Commission recommend to the Cleveland Township Board to adopt Zoning Amendment 4.28 Short Term Rental Ordinance. Taylor Moore seconds. Motion passed, 4-0.

Next month: a preliminary hearing on a site plan review for Palmer Woods; the following month we will have a public hearing.

Public Comment:

- Joe VanderMuelen, Wheeler Road: would like us to consider that this may not be a slam dunk and there may need to be a variance; within the zoning ordinance: your uses are limited to the following: ...the off street parking is **not** noted, only parks. So there is no allowable use for the parking lot right now; under the site plan review process we need to make sure there are no variances required and he thinks there needs to be one from the Conservancy.
- Patrick Mulcahey: referencing the STR ordinance for septic and suggesting that people are not around 52 weeks a year; thinks our system for using health department standards are not logical.
- Bob DeKorne, Wheeler Road: about the Conservancy issue and Palmer Woods; used to be all residential and explained that now there is a neighbor owner who is not a resident and doesn't pay taxes; the Conservancy does amazing things but right now they are trying to put another parking lot in, maybe four? Asking us to put the brakes on until the zoning questions about a privately owned public park can be answered. Also, wonders: who is going to police all the parking lots?
- Michelle Irwin: how do we ask questions to the PC? She wants to know about numbers, grandfathering in long term rental hosts; Chair Manikas shared again they are currently not allowed; but she is hoping that the good experiences with prior short term rentals are taken into consideration; shared she may always contact the Zoning Administrator or Chair Manikas with specific questions.
- Jeff Pasche, E. Harbor Highway: has had a very successful history renting (200 summers); Stoney Point resident. Much has changed since covid and they live within a lot of STRs. Wants to know about trusts and individual applications, and things we need more research on this particularly Ladybird trusts; would like us to reconsider the one penalty-- you are done policy; we can't give neighbors an idea that they can weaponize this; wants us to apply the water quality inspections to all

residents, not just STR applicants

12. MOTION TO ADJOURN BY Paul Stowe AND SECOND BY Victoria Sutherland. Motion passed 4-0. Adjournment at 8:06 PM.