

**CHARTER TOWNSHIP OF ELMWOOD
PLANNING COMMISSION
REGULAR MEETING**

Tuesday, August 15, 2023 at 7PM

Location: Township Hall (10090 E. Lincoln Road, Traverse City, MI)

**Commission
Members:**

- | | |
|---|-------------------------|
| A. Call to order – 7:00 PM | Rick Bechtold, Chair |
| B. Pledge of Allegiance | Jeff Aprill, Vice-Chair |
| C. Roll Call | Jonah Kuzma, Secretary |
| D. Limited Public Comment- Only on Agenda Items with no Public Hearing - See Rules on Agenda | Doug Roberts |
| E. Agenda Modifications/Approval | Kendra Luta |
| F. Minutes – July 18, 2023 | Nathan McDonald |
| G. Consent Calendar: Approve/Receive and File
July ZA Report 2023 Housing Needs Assessment (Bowen National Research)
Training Opportunities | Chris Mikowski |
| H. Declaration of Conflict of Interest (<i>Items on the Agenda</i>) | |
| I. Old Business | |
| J. New Business | |
| a. <u>Public Hearing and Deliberations. SPR/SUP 2023-07.</u> Request by Jim and Melissa Hill, regarding property at 0 S Briar Dr, 0 E Pico Dr, and 10651 E Grandview Rd, parcels 004-260-018-00, 45-004-280-019-00 and 004-0288-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles). | |
| K. Discussion on Zoning Ordinance | |
| L. Comments from the Chair | |
| M. Comments from Planning Commissioners | |
| N. Comments from Staff | |
| O. Public Comment-Any Items- See Rules below | |
| P. Adjourn | |

Public Comment Rules:

This is an input option. The Commission will not comment or respond to presenters. Silence or non-response from the board should not be interpreted as disinterest or disagreement by the board.

- Speakers are asked, but not required, to identify themselves by name and address
- Limit comments to 3 minutes for limited public comment and 2 minutes for public comment at the end of the agenda
- Comments shall be addressed to the chair, not individual board members or others in the audience

**Charter Township of Elmwood
Planning Commission Regular Meeting
Elmwood Township Hall (10090 E. Lincoln Rd.)
July 18, 2023 at 7:00 PM**

A. Call to Order: Chairman Bechtold called the meeting to order at 7:03 PM.

B. Pledge of Allegiance: The Chair led the Pledge of Allegiance.

C. Roll Call: Present: Chris Mikowski, Doug Roberts, Rick Bechtold, Jeff Aprill, Jonah Kuzma
Excused: Nate McDonald, Kendra Luta

D. Limited Public Comment: None

E. Agenda Modifications/Approval: MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER APRILL TO APPROVE THE AGENDA AS PRESENTED. MOTION APPROVED 5-0.

F. Minutes: June 20, 2023 and June 22, 2023

MOTION BY COMMISSIONER ROBERTS, SECONDED BY COMMISSIONER KUZMA TO APPROVE THE MINUTES OF JUNE 20, 2023 AS PRESENTED. MOTION APPROVED UNANIMOUSLY.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER APRILL TO APPROVE THE MINUTES OF JUNE 22, 2023 AS PRESENTED. MOTION APPROVED UNANIMOUSLY.

G. Consent Calendar: Approve/Receive and File:

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER MIKOWSKI TO ACCEPT THE CONSENT CALENDAR AS RECEIVED AND FILED. MOTION PASSED 5-0.

H. Declaration of Conflict of Interest: None

I. Old Business: None

J. New Business:

a. Public Hearing and Deliberations for SPR/SUP 2023-05. Request by Inhabitect LLC regarding property at 8850 E. Lincoln Rd., parcel #004-030-014-01 for Taproot Farmstead (Uses: Winery, Wine Tasting Room, Agricultural Commercial Enterprise (Farm Market)).

Chairman Bechtold read the statement to open a public hearing. Public hearing opened at 7:12 p.m.

Nate Griswald with Inhabitect, representative for Jen and Andy Viren, owners of Taproot Farmstead gave an overview of the project. He said it's an innovative use of the property. They do live on the property and are currently starting to farm it. It's a 32.6-acre parcel which would have a production facility, tasting room, and farm market. It would be a boutique farm focused on an ecological approach to regenerating and preserving wild lands while also encouraging agritourism. They are supporting other farms and farmers which is a critical part of the property. They want to craft hard ciders, baked goods, and fresh produce from this property. It would be 100% GMO free including apples, stone fruits, maple syrup, herbs, and produce. They would also be supplying directly to Taproot Cider House which is owned by Jen, and is an extension of that. It would be a Community Supported Ag or CSA, the agritourism experience will have farm tours and different educational opportunities for visitors and community members. There would be multiple phases of building it out, it's not going to be immediate. They want to get started with the production facility. Once the tasting room is open, it's going to be invite only up to 30 guests. They'd also be planting more apple trees, more fruit bearing trees, lavender, and other products to help flavor their cider, and there will be a sugar shack for maple syrup production. They'd also begin and complete the construction of the farm market. In the spring of 2025, the farm market and tasting room would be open to the public with some exceptions. Spring and summer hours between Memorial Day and Labor Day would be Friday-Monday 11-7, and the winter hours would be 3 days a week 11-7. The Commissioners discussed the project and asked questions.

Staff noted, what is being shown on the plan is what would be approved, if the Commission approves the project; a winery, wine tasting, and a farm market.

Jen Viren noted, we have planted 294 trees which we've had to break off the buds of apples that are already starting to grow so the roots can focus on bringing in more nutrients to help the growth of the tree rather than stunting the growth of the tree. We also have naturally already occurring fruits on our property. We have mulberries, wild black raspberries, a yellow transparent tree that has enough juice we were able to press off the fruit last year, there's sumac, we've planted elderberries, there's stone fruits, and there's lavender ready to go for this fall. We just moved in last November and I feel like we've already made a great push for keeping agriculture alive in this Township which is the reason we purchased the property, to be able to work with the ground up as an organic land. Research has shown that 5-7% of farms are selling to developers, they want to create a sustainable family farm and community.

Public comment opened at 7:49 p.m.

Prior to members of the public speaking, Staff reiterated that Public Comment is 3 minutes per individual and although not required, members of the public are encouraged to give their name and address.

Jon Sutton 8778 E. Lincoln Rd. The Viren's and I share the border that runs east and west. I have a copy of their application and they have 1 ½ acres of sugar bush, but it appears to him they have about 10 maple trees. It says they need a Site Plan Review; I'd like you to monitor that very carefully. It also says they're concerned with the environment, the mouth of their driveway had one major erosion and it washed away a good portion of Lincoln Rd. If they have wine tasting, they're going to need a sign out by the road, one of his neighbors has a venue and when they have an event, I have people stop at my house to get directions. If they have wine tasting, I'm going to get that almost daily I'm guessing. I don't believe their current road is intended for commercial traffic.

Public comment closed at 7:54 p.m.

MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO CLOSE THE PUBLIC HEARING AND ENTER INTO DELIBERATIONS. MOTION PASSED 5-0.

Staff noted per counsel and the Chair's past request, she drafted proposed Findings and has copies available for anyone who would like one. She said that these are Drafts and as the Commission knows, and so the public knows what that means, is that things can be added to or subtracted from and modified until a motion is made for a decision.

The Chair led the Commission through the Findings noting these are the additional requirements for certain special land uses. Ultimately, the Commission found each standard met based on facts presented within the application and associated documents.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MIKOWSKI TO ACCEPT THE FINDINGS OF FACT AS MODIFIED. MOTION PASSED 5-0.

The Commission discussed conditions for the project and modified the suggested conditions. Ultimately, the following conditions were made for the project:

1. The Planning Commission is only approving two buildings at this time. The first will house the wine production and wine tasting room and the other is the Farm Market. Any other future additions or modifications must be reviewed by the Township to determine if any further permitting is required.
2. As defined by the Zoning Ordinance, Agricultural Commercial Enterprises are "**Uses dependent upon on site farm operation** and agriculture related products, such as: community-supported agriculture, "u-pick" or pick-your-own operation, farm market, agri-tourism, and similar uses" (emphasis added). The permitted use must meet and continue to meet this definition.
3. Prior to issuance of a Land Use Permit one of the following must be done: 1) A performance guarantee, as deemed sufficient by the Township Attorney, be provided to ensure the 5 acres of fruit be planted for the wine tasting room. 2) Evidence that the required 5 acres of fruit for the wine tasting room has been planted.
4. Recommendations proposed by the Fire Chief in his 7/18/2023 letter will be made a condition of approval. These recommendations include:
 - a. Parking should not be allowed along the FAAL except in designated spaces. Signage should be posted along the drive indicating it as a Fire Lane (503.3 IFC).
 - b. "*Approved* fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 750 mm) of all portions of the facility and all portions of the exterior walls of the first

- story of the building as measured by an *approved* route around the building or facility...**Exception:** The *fire code official* is authorized to increase the dimension of 150 feet (45 750 mm) [in certain situations]..."
- c. "Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm)."
 - d. "The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus."
 - e. "Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility."
 - f. "Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times...(Note: Maintenance of the FAALs will require management of snow removal and storage.)"
 - g. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus."
5. All requirements for Wine Tasting Rooms and Agricultural Commercial Enterprises (Farm Markets) at the time of permitting are incorporated as conditions of approval. This includes, in part, the following:
- a. The winery is licensed or will be licensed prior to occupancy by the appropriate Federal, State, and Local agencies. *Evidence of this must be provided to the Zoning Administrator prior to operation.*
 - b. The winery is operated according to generally accepted agricultural management principles and the parcel shall have a minimum of five (5) planted acres of fruit that is used for the on-site production of wine. *Evidence of this must be provided to the Zoning Administrator prior to issuance of a Land Use Permit.*
 - c. The maximum size of wine tasting room shall be 2000 sq ft. *Evidence of this must be provided to the Zoning Administrator prior to issuance of a Land Use Permit.*
 - d. The hours of operation shall be between the hours of 10 am and 10 pm
 - e. Amplified sound (including amplified music) shall be contained indoors and shall not exceed reasonable volumes, so as to avoid disturbance to any neighboring residents.
 - f. 50% of the retail space and gross sales of a wine tasting room must be from product produced and grown on site as described in the Department of Agricultural Generally Accepted Agricultural Practices for Farm Markets.
 - g. The use [Agricultural Commercial Enterprise] must be associated with a farm operation, operated according to the Generally Accepted Agricultural and Management Practices for Farm Markets (GAAMPS) for the State of Michigan and any additional GAAMPS that may apply for the proposed use.
 - h. Sales shall be limited to farm products in compliance with GAAMPS for Farm Markets, such as fruit, vegetables, or baked goods; plant and nursery stock; or farm-related products such as milk, cheeses, honey, preserves, or butter. A bakery may exist as part of a farm market.
 - i. Sales of the following are prohibited unless otherwise authorized by the Ordinance: Fuel or related products; Tobacco products; Lottery tickets; Vehicles or related products; New & Used household goods; Alcohol production and sales.
6. Prior to issuance of a Land Use Permit, Parking lot screening shall be installed and maintained to create a visual screen at least six feet in height along all adjoining boundaries between a residentially zoned property and either a conflicting nonresidential land use or a conflicting residential land use.
7. Prior to issuance of a Land Use Permit, the required fence shall be installed.
8. The Farm Market and all eaves / overhangs shall not extend into the required 30' wetlands setback.
9. At the time of permitting, all uses are on one parcel and are owned and operated by one entity. If this changes in the future, the Township shall be notified and the change will be reviewed to determine if the Private Road Ordinance is applicable.

10. The property owner is responsible for obtaining all other applicable permits. This shall be done prior to obtaining a Land Use Permit.
11. The Planning Commission is not approving any signage under this Site Plan Review. Any proposed signage will need to comply with the Zoning Ordinance and the property owner shall obtain a sign permit from the Zoning Administrator.
12. Landscaping shall be maintained in a healthy, growing condition. Diseased or dead materials shall be replaced within the current or next planting season.
13. Prior to issuance of a Land Use Permit, a stamped copy of the plans shall be provided.
14. Once the project has been completed, the property owner or their representative shall submit As-Built plans in accordance with Section 8.6 of the Zoning Ordinance.
15. The project shall comply with all requirements of the Zoning Ordinance in effect at the time of approval.

MOTION BY COMMISSIONER KUZMA, SECONDED BY COMMISSIONER MIKOWSKI TO APPROVE SPR/SUP 2023-05 TAPROOT FARMSTEAD WITH THE CONDITIONS SET FORTH. MOTION APPROVED BY A UNANIMOUS VOTE.

b. Introduction SPR/SUP 2023-07 Request by Jim and Melissa Hill regarding property at S. Briar Dr., E. Pico Dr., and 10651 E. Grandview Rd., parcels 004-260-018-00, 004-280-019-00, and 004-028-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles).

Staff noted the Commission has seen them before when they came for a map amendment, this property was re-zoned in the last year from R1 to NC. In her Staff intro report, she did go into quite a bit of detail, but one thing she wanted to add was the Fire Chief's review was a superseded document; there is one error in that. This is an introduction so the Commission shouldn't discuss whether or not the Standards have been met, just whether the application is complete.

MOTION BY CHAIRMAN BECHTOLD, SECONDED BY COMMISSIONER ROBERTS TO SCHEDULE A PUBLIC HEARING FOR HILL STORAGE AT THEIR NEXT REGULARLY SCHEDULED MEETING. MOTION APPROVED UNANIMOUSLY.

c. SPR 2023-08 (no public hearing required). Request by Elmwood Township regarding property at Fisherman Cove, parcel 004-033-042-00, for Brewery Creek Parking Area.

Staff noted that in the packets there is a brief memo indicating this is before you because the Michigan Planning Enabling Act requires improvements made to Township property be reviewed by the Planning Commission to make sure they are in line with approved plans; the condensed version is, it is. We recently re-did our Parks and Recs Plan, it is clearly identified within our Parks and Recs Plan and our Parks and Recs Plan is incorporated into our Master Plan. The Planning Commission and Township Board approved our Capital Improvement Plan which also includes it. This is a proposed parking area for overflow parking for the Marina. It has been approved by EGLE.

MOTION BY COMMISSIONER MIKOWSKI, SECONDED BY COMMISSIONER ROBERTS TO APPROVE THE PROPOSED PLAN BY ELMWOOD TOWNSHIP TO INCREASE THE

PARKING AT BREWERY CREEK PROPERTY FOR THE MARINA USE. MOTION PASSED BY A UNANIMOUS VOTE.

K. Discussion on Zoning Ordinance: Commissioner Aprill indicated that they should revisit [wineries]. Staff said they are working on language for that. Aprill then said he would like to look at Rural Resort because that didn't get put in the new Ordinance as it should have where we leave ourselves exposed to some major development that wasn't necessarily supposed to happen. Chairman Bechtold asked staff if staff had notes underway, to which Staff said that she has been working on text regarding wineries, wine tasting rooms, micro-breweries, etc., but reminded the Commission that there are numerous applications that have been filed and cannot promise they will have text for their next meeting.

L. Comments from the Chair: Chairman Bechtold said, thank you for your thoughts and comments tonight.

M. Comments from Planning Commissioners: Commissioner Kuzma asked, where did they are with food trucks.

N. Comments from Staff: Staff noted food trucks have been tabled indefinitely because the Township doesn't have an international fire code and the Chief felt he should be reviewing those. Also, the Commission had talked about going down the route of a Licensing Ordinance so there would be no review before the Planning Commission, it would just be Staff reviewing. She also thanked the Commission noting they have a lot to review.

O. Public Comment: None

P. Adjourn: MOTION BY COMMISSIONER APRILL, SECONDED BY COMMISSIONER KUZMA TO ADJOURN AT 8:55 PM. MOTION PASSED.

To: Elmwood Township Board
From: Sarah Clarren, Planner/Zoning Administrator
RE: July 2023 Planning and Zoning Report

PERMITS:	7/2023	6/2022	YTD 2023	YTD 2022
Single Family Dwelling	1	2	7	19
Attached SFD		0	0	0
Accessory Building		2	3	10
AG Building		0	3	0
Residential Addition	2	0	5	2
Deck	1	2	7	7
Sign		0	1	3
Commercial		0	2	2
Misc.		0	4	8
Total Permits	5	6	33	50
Fees Collected	\$392.68	\$494.16	\$2,766.81	\$4,012.88

Zoning Board of Appeals:

July Meeting. Cancelled due to no new business.

August Meeting. Cancelled due to no new business.

Planning Commission:

July Meeting (7/18). Agenda has not yet been finalized, but will include 1) Public Hearing on Taproot Farmstead Farmstead (Uses: Winery, Wine Tasting Room, Agricultural Commercial Enterprise (Farm Market)) – *approved with conditions*, 2) Introduction SPR/SUP 2023-07 Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles) at 0 S Briar Dr, 0 E Pico Dr, and 10651 E Grandview Rd – *public hearing scheduled for August meeting*, 3) SPR 2023-08 Brewery Creek Parking Area MI Planning Enabling Act (MPEA) Review – Commission found plan consistent with MPEA requirements.

August Meeting (8/15) Agenda has not yet been finalized, but will include 1) Public Hearing on Hill Storage (see above).

Office Updates:

STRs. Township has issued 93 of 93 licenses. Eight applications on waitlist (as of 8/7/23). In regards to the complaint received at the 5/8 Board meeting; letters have been mailed to identified noncompliant properties and all but two have reached out regarding compliance. ZA is working with owners on reaching compliance. Sending a second compliance letter. Overall, there appears to be an intent to reach compliance. Unless otherwise requested by the Board, I have indicated leniency with pre-existing booked rentals through the summer and have requested ads block out available rental dates until they obtain appropriate Township approvals.

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Schedule

Wednesday, October 4, 2023

10:00 a.m. - 11:00 a.m.

How to Use AI in Your Planning Practices | 1 CM

10:00 a.m. - 12:15 p.m.

MSU Extension Citizen Planner Session 1: Understanding the Planning and Zoning Context (*Lunch provided*)

11:00 a.m.

Lunch on your own

12:30 p.m. - 2:00 p.m.

2023 Legal and Legislative Update | .5 CM + 1 LAW

12:45 p.m. - 3:15 p.m.

MSU Extension Citizen Planner Session 2: Planning for the Future of Your Community

1:00 p.m. - 2:00 p.m.

Fox Run Manufactured Housing Community | 1 CM RESILIENCY

Next Step Project Management | 1 CM

2:30 p.m. - 3:30 p.m.

Have you met BESS? Battery Energy Storage Systems and How to Zone for Them | 1 CM RESILIENCY

Implementing Missing Middle Housing for Attainable Workforce Housing | 1 CM RESILIENCY

Short Term Rental Case Study | 1 CM LAW

Tribal Planning: Staying Relevant | 1 CM

3:30 p.m. - 4:30 p.m.

General Session: Understanding Tribal Sovereignty and Collaboration with Tribal Governments | 1 CM EQUITY

Margo Hill, JD, Director of the Eastern Washington University Tribal Planning Program

4:30 p.m. - 5:45 p.m.

McKenna Symposium – 13 Ways to Kill Your Community | 1 CM

Doug Griffith, Author

5:45 p.m. - 6:30 p.m.

Exhibitor Reception - All attendees invited

6:30 p.m. - 7:30 p.m.

Awards Presentation – All attendees invited

8:00 p.m. - 9:30 p.m.

EPP Trivia Night

ZA notes { MI Planning conference
Grand Traverse Resort
Oct. 4-6 2023
Full conference early bird \$435
More info coming soon.



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Thursday, October 5, 2023

8:30 a.m. - 9:30 a.m. | 1 CM

General Session: Smaller Cities in a Shrinking World: Learning to Thrive Without Growth
Alan Mallach, Author, *Smaller Cities in a Shrinking World* (book signing following)

9:45 a.m. - 12:15 p.m.

MSU Extension Citizen Planner Session 3: Implementing the Plan with Zoning

9:45 a.m. - 11:00 a.m.

Local Zoning Analysis Key to Housing Affordability | .25 CM + 1 CM RESILIENCY

Making Space for Urban Trees | .25 CM + 1 CM RESILIENCY

Public Private Partnerships for Transforming Commercial Corridors | 1.25 CM

What Planners Need to Know About Challenges to Siting Renewable Energy in Michigan | .25 CM + 1 CM RESILIENCY

11:15 a.m. - 12:30 p.m.

Broadband Planning: An Overview, Case Studies, and the Regional Approach | .25 CM + 1 CM RESILIENCY

Everyday Ethics: A Planner's Guide | .25 CM + 1 CM ETHICS

Giga and Mega projects, Community Planning and Zoning Approaches | 1.25 CM

MAP Housing Policy Workshop | .25 CM + 1 CM RESILIENCY

12:30 p.m. - 2:00 p.m.

Keynote Luncheon | APA Equity in Zoning Policy Guide: An Overview and Into Action | 1 CM EQUITY
Donald L. Elliott, JD, FAICP, Clarion Associates

2:15 p.m. - 3:30 p.m.

Campus Planning for Net Zero Water | .25 CM + 1 CM RESILIENCY

Equity in Zoning: How to Implement the APA Policy Guide in Your Community | .25 CM + 1 CM EQUITY

Facilitating Change in a Sensitive Community: How to Boil the Frog | 1.25 CM

What's your Land Division Prowess: 'Splitting Headache' or 'Divide and Conquer'? | .25 CM + 1 CM LAW

2:30 p.m. - 5:00 p.m.

MSU Extension Citizen Planner Session 4: Making Zoning Decisions

4:00 p.m. - 5:30 p.m.

Annual Meeting

General Session - Ready or Not: Preparing for Change in Rural Michigan | 1 CM

Sarah Lucas, AICP, Director, Office of Rural Development

Shuttle Service to Downtown Traverse City

6:00 p.m. – Midnight (the last shuttle to Grand Traverse Resort departs from Traverse City at 11:30 p.m.)

Sponsored Receptions

5:30 p.m. - 7:30 p.m. McKenna

6:30 p.m. - 8:30 p.m. Giffels Webster

8:00 p.m. - 10:00 pm. Atwell



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Friday, October 6

8:30 a.m. - 9:45 a.m.

Tools and Tactics for Sustainable Small Harbors | .25 CM + 1 CM RESILIENCY

Trident, The Whole Community Approach | .25 CM + 1 CM LAW

Truly Unified Development Codes - Regional Planning to Pattern Zones | 1.25 CM

Two to Tango: The Critical Role of Public Planners in Michigan's Economic Development | 1.25 CM

8:30 a.m. - 11:00 a.m.

MSU Extension Citizen Planner 5: Using Innovative Planning and Zoning

10:00 a.m. - 11:15 a.m.

A County Planning Renaissance: The Barry County "Live Better" Plan | 1.25 CM

Are You Ready for AICP?

Housing an Aging Population | .25 CM + 1 CM RESILIENCY

11:15 a.m. - 1:45 p.m.

MSU Extension Citizen Planner Session 6: Successfully Fulfilling Your Role (*Light lunch provided*)



Grand Traverse Region 2023 Citizen Planner Program

A Land Use Training and Certificate Course for
Community Land Use Decision-Makers

Grand Traverse Region
Citizen Planner
Begins Wednesday,
October 4, 2023
6:00—9:00 PM

Classes held in person at:

East Bay Township Hall
1965 N Three Mile Rd.
Traverse City, MI 49696

Dates: October 4, 11, 18, 25,
November 1, and 8.

Citizen Planner is a time-tested educational program proven to be comprehensive without being overwhelming. The program is delivered "locally" to provide a convenient way for busy community leaders to obtain the latest technical knowledge and the proficiency they need to perform their duties more effectively and responsibly.



Citizen Planner Classroom Sessions

Citizen Planner instructors include MSU Faculty, MSU Extension educators, planners and attorneys. The core classroom program consists of six sessions:

- **Understanding the Planning and Zoning Context** – Learn the legal sources and limitations of planning and zoning authority, and explore your understanding of ethical decision-making.
- **Planning for the Future of Your Community** – Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.
- **Implementing the Plan with Zoning** – Discover the importance of zoning, learn how zoning is administered and gain confidence in your zoning reviews, including site plans.
- **Making Zoning Decisions** – Learn how to adopt and amend a zoning ordinance, understand the role of the zoning board of appeals and obtain skills in basic property development methods.
- **Using Innovative Planning and Zoning** – Strategize with placemaking and design-based solutions for local and regional success in the New Economy.
- **Successfully Fulfilling Your Role** – Strengthen your ethical decision-making skills, apply standards to your decision-making and know when to ask for help.

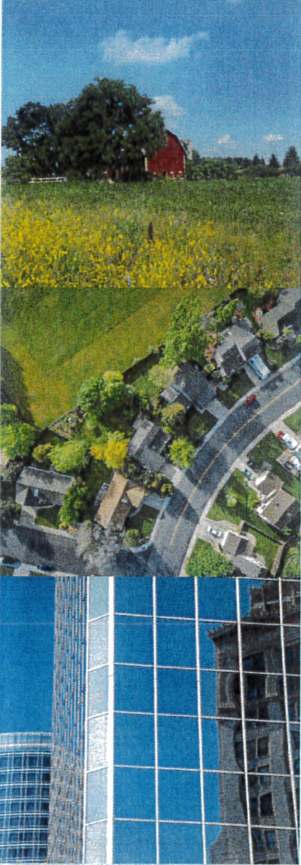


Contact

Kara Kelly: cplanner@msu.edu

Visit <http://citizenplanner.msu.edu>.

Traverse City Citizen Planner



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Classes: Wednesdays, October 4-November 8

Understanding the Planning and Zoning Context

Wednesday, October 4, 2023
6:00 pm—9:00 pm

Planning for the Future or Your Community

Wednesday, October 11, 2023
6:00 pm—9:00 pm

Implementing the Plan with Zoning

Wednesday, October 18, 2023
6:00 pm—9:00 pm

Making Zoning Decisions

Wednesday, October 25, 2023
6:00 pm—9:00 pm

Using Innovative Planning and Zoning

Wednesday, November 1, 2023
6:00 pm—9:00 pm

Successfully Fulfilling Your Role

Wednesday, November 8, 2023
6:00 pm—9:00 pm

Course Location

East Bay Township Hall
1965 N Three Mile Rd.,
Traverse City, MI 49696

Local Contact

Mary Reilly: reillym8@msu.edu

Course Fee

The course fee is \$250 per participant for the complete core program. The fee covers registration and course materials. A group (4 or more) discount is available. Participants that complete all six sessions will receive a certificate of completion.

How to Register

Online registration is available at <https://events.anr.msu.edu/CPTraverseCity23/>. Payment can be made by credit card, check; an invoice is created with registration. Group registration is also available online. A \$45 cancellation fee is assessed if registration is canceled after **September 20, 2023, the registration deadline**.

Grants/Scholarships

A grant program, Risk Reduction Grant Program (RRGP), may be available from your community's liability insurance provider. Michigan Township Participating Plan offers to its municipal members one per community, which covers the complete registration cost reimbursement for completion of the Citizen Planner Program. For more information, please visit us on the web at www.theparplan.com. For member governments of the Michigan Municipal Risk Management Authority (MMRMA), contact **Cara Ceci** at 800-243-1324 for more information regarding grants for education and training through the Risk Avoidance Program (RAP). For municipalities obtaining insurance through Nickel & Saph, Inc. Insurance Agency contact **Stephen R. Saph, Jr.** at 586-463-4573 or stephenjr@nickelsaph.com. Contact your local community liability risk insurance carrier to see if similar grants or similar grants or scholarships are available.

Persons with Disabilities

Persons with disabilities may request accommodations by emailing Kara Kelly (cplanner@msu.edu) two weeks prior to the event to ensure sufficient time to make arrangements. Requests made less than two weeks prior to the event will be met if possible.

Sarah Clarren

From: Trudy Galla <tgalla@leelanau.gov>
Sent: Wednesday, June 28, 2023 9:57 AM
To: Trudy Galla
Subject: RE: Citizen Planner June Newsletter

Below is information on numerous trainings. There is a Citizen Planner course offered in Traverse City, and there are also online options.

From: Citizen Planner Program <cplanner@msu.ccsend.com> **On Behalf Of** Citizen Planner Program
Sent: Wednesday, June 28, 2023 9:05 AM
To: Trudy Galla <tgalla@leelanau.gov>
Subject: Citizen Planner June Newsletter



MICHIGAN STATE University
MSU Extension | **Citizen Planner Program**

Upcoming Programs and Events

Zoning Administrator Certificate Program 2024



The [2024 Zoning Administrator Certificate Program](#) will be a hybrid offering consisting of webinar delivery, self-paced online learning, and an overnight, in-person training. The program will begin January 18 with a kick-off webinar including delivery of Module 1 of the curriculum. Participants will then have two and a half weeks to complete two modules in MSU's learning management system - Desire 2 Learn (D2L). The in-person training consisting of the remaining five modules of the curriculum will be held in Mt. Pleasant beginning at 11am on February 8 and concluding by 4pm on February 9th.

[Learn More and Register](#)

Ottawa County Citizen Planner Program 2023

LOCATION:

OTTAWA COUNTY
ADMINISTRATIVE BUILDING
MAIN CONFERENCE ROOM
12220 FILLMORE ST,
WEST OLIVE, MI 49460



MICHIGAN STATE | Extension
UNIVERSITY

CITIZEN PLANNER

Ottawa County 2023

MONDAYS
SEPT 11-OCT 16,
2023



To Register or
For More Information, Visit here:

[HTTPS://EVENTS.ANR.MSU.EDU/CPOTTAWACOUNTY23/](https://events.anr.msu.edu/cpottawacounty23/)

[Learn More and Register](#)

Lapeer County Citizen Planner Program 2023

LOCATION:

571 BORLAND RD
IMLAY CITY, MI 48444



MICHIGAN STATE UNIVERSITY | Extension

CITIZEN PLANNER

Lapeer County 2023

**WEDNESDAYS
SEPT 13-OCT 18,
2023**



To Register or
For More Information, Visit here:

[HTTPS://EVENTS.ANR.MSU.EDU/CPLAPEERCOUNTY23/](https://events.anr.msu.edu/cplapeercounty23/)

[Learn More and Register](#)

Grand Traverse Citizen Planner Program 2023

LOCATION:

EAST BAY TOWNSHIP HALL
1965 N THREE MILE RD
TRAVERSE CITY, MI 49696



MICHIGAN STATE UNIVERSITY | Extension

CITIZEN PLANNER

Grand Traverse 2023

WEDNESDAYS
OCT 4 - NOV 8,
2023



To Register or
For More Information, Visit here:

[HTTPS://EVENTS.ANR.MSU.EDU/CPTRAVERSECITY23/](https://events.anr.msu.edu/cptraversecity23/)

[Learn More and Register](#)

Jackson County Citizen Planner Program 2023

LOCATION:
SUITE 257
1715 LANSING, AVE
JACKSON, MI 49202



MICHIGAN STATE UNIVERSITY | Extension
CITIZEN PLANNER
Jackson County 2023

THURSDAYS
OCT 12-NOV 16,
2023



To Register or
For More Information, Visit here:
[HTTPS://EVENTS.ANR.MSU.EDU/CPJACKSON23/](https://events.anr.msu.edu/cpjackson23/)

[Learn More and Register](#)

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Master Citizen Planner

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ONLINE**

Enroll any time at
citizenplanner.msu.edu

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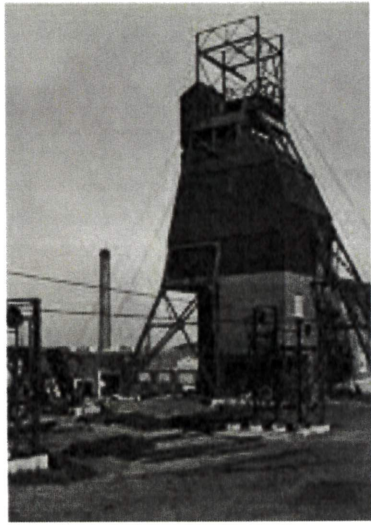
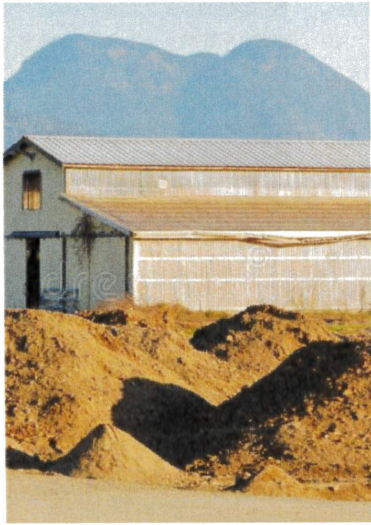
A graphic for the Citizen Planner Online course. It features a map with a red pushpin stuck to it. The text is arranged around the map, including the course title and enrollment information.

Do you have fellow planning commissioners that have yet to take Citizen Planner? Citizen Planner Online is a completely online, self-paced version of the program designed for individuals who can't fit a six-week course into their schedule or who prefer this style of learning. It takes approximately 15 hours or so to complete, and can be accessed 24/7 so that individuals can do as much or as little at one time as fits their schedule.

LEARN MORE

Master Citizen Planner Corner

MCP 2023 Webinar Series



**2023
MASTER CITIZEN PLANNER
WEBINAR SERIES**

Cost per Webinar: \$20 (\$10 for MCPs)

<https://events.anr.msu.edu/MCPWeb23/>

MICHIGAN STATE UNIVERSITY | Extension

Learn More and Register

Zoning Board of Appeals (ZBA) Online



The ZBA Online Certificate Course is a self-paced online training designed for members of the local government Zoning Board of Appeals (ZBA), local government staff who work alongside the ZBA, and local government managers and attorneys.

The ZBA Online Certificate Course teaches the latest concepts on ZBA roles and responsibilities, effective decision-making, and

protecting due process. The curriculum is based on the award-winning [Citizen Planner Program](#) and features ZBA-specific content, engaging activities, case studies, and the latest Michigan case law. Course completion includes an MSU Extension certificate.

Learn More and Register

Great Lakes Coastal Planning & Zoning Email Course

The Michigan Sea Grant Great Lakes Coastal Planning & Zoning Email Course is a learning opportunity for coastal land use decision makers and interested residents. Through a series of five lessons, delivered to your email inbox, you will learn about Michigan's Great Lakes shorelines and how communities can plan and zone for those shorelines. This course is meant as an introduction to coastal planning and zoning topics of interest. Each lesson provides some general information with plenty of links to more content to explore.



[Learn More and Register](#)

MCPs in Action

Our Spotlight on a MCP who is moving the needle in their community!

This month's Master Citizen Planner (MCP) in Action is Elianna Bootzin, a Master Citizen Planner (MCP) from Grand Rapids who is helping her city engage with its residents in non-traditional ways. Grand Rapids is in the process of updating their master plan called [Bridge to Our Future](#). Elianna is using her skills as a MCP to serve on the Grand Rapids Community Master Plan Steering Committee and as a Community Connector with the [Neighbors of Belknap Lookout](#). Community Connectors are people who host smaller group meetings and one-on-one interviews as part of the larger public engagement process for the master plan. These smaller scale conversations, with trusted community leaders like Elianna, can help bring more voices into planning and result in a plan that represents the entire city.

If you are a MCP and have some exciting news to share in a future newsletter, please email Kara Kelly at cplanner@msu.edu.

Resources for Sustainable Communities



[Click here to learn more](#) about mass timber construction's role in Michigan's economy and sustainability.

Hear about the latest awards for the MSU STEM Teaching and Learning Facility - the first mass timber structure in Michigan.

Citizen Planner Monthly Read

How to remove restrictive covenants from a deed in Michigan

Tyler August, Michigan State University Extension - January 13, 2023

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The 2022 Discharge of Prohibited Restrictive Covenants Act allows for the discharge of racist and other discriminatory language from recorded deeds.



Photo by David McBee via Pexels.com

[CLICK HERE to continue reading](#)

How to Remove Restrictive Covenants from a Deed in Michigan

Imagine preparing to buy your perfect new home and fulfilling the American dream, only to find out that the owners are not allowed to sell to you solely because of your race. That was a reality for many people across the United States and Michigan until the mid-1900s. Individuals and associations used language in property deeds to place restrictions on who could occupy or purchase that property. These restrictions were often race-based (i.e., restricting Black people from purchasing a property or anyone who was racialized as “non-white”) and were used to continue the practice of residential segregation. These deed restrictions, or covenants, while no longer enforceable, have likely not been removed from the deeds.

For all general Citizen Planner questions:

Email: cplanner@msu.edu Phone: (517) 353-6472

Mailing Address: 446 W. Circle Dr, Ag Hall Room 11, East Lansing, MI 48824

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Sarah Clarren

From: Trudy Galla <tgalla@leelanau.gov>
Sent: Wednesday, July 26, 2023 10:11 AM
To: Trudy Galla
Subject: Housing Needs Assessment Data - 2023

If you have not seen the 2023 Housing Needs Assessment for the 10 county region, it is online at this link: <https://www.housingnorth.org/housing-data>

To access JUST Leelanau County Data, use this link for the 24 page Overview:
[https://static1.squarespace.com/static/61768dc8a236c639b8fe44ec/t/649b264102811a2ace3e46f9/1687889474197/A ddendum I Leelanau+County+Report HNA+2023.pdf](https://static1.squarespace.com/static/61768dc8a236c639b8fe44ec/t/649b264102811a2ace3e46f9/1687889474197/A ddendum+I+Leelanau+County+Report+HNA+2023.pdf)

ADDENDUM I: LEELANAU COUNTY OVERVIEW

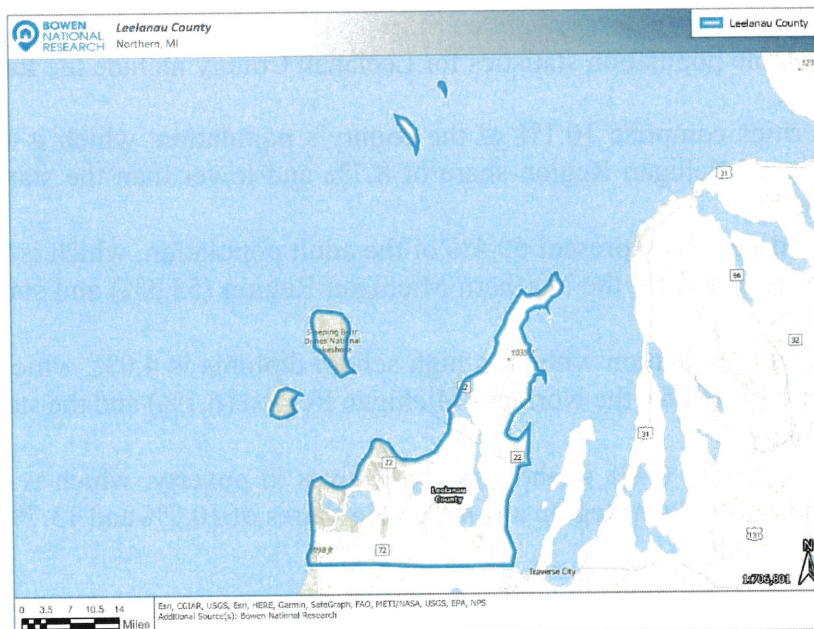
While the primary focus of this Housing Needs Assessment is on the Northern Michigan Region, this section of the report includes a cursory overview of demographic and housing metrics of Leelanau County. To provide a base of comparison, various metrics of Leelanau County were compared with overall statewide numbers. A comparison of the subject county in relation with other counties in the state is provided in the Regional Overview portion of the Northern Michigan Housing Needs Assessment.

The analyses on the following pages provide overviews of key demographic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity.

A. INTRODUCTION

Leelanau County is located in the northwestern portion of the Lower Peninsula of Michigan along the eastern shores of Sleeping Bear and Good Harbor bays and western shores of West Arm Grand Traverse and Sutton bays. Leelanau County contains approximately 375.76 square miles and has an estimated population of 22,289 for 2022, which is representative of approximately 7.2% of the total population for the 10-county Northern Michigan Region. Suttons Bay Township serves as the county seat and is accessible via State Routes 22 and 204. Other notable population centers within the county include the villages of Empire, Northport, and a portion of Traverse City. Major arterials that serve the county include State Routes 22, 72, 109, 201, and 204.

A map illustrating Leelanau County is below.



B. DEMOGRAPHICS

This section of the report evaluates key demographic characteristics for Leelanau County. Demographic comparisons provide insights into the human composition of housing markets.

Population by numbers and percent change (growth or decline) for selected years is shown in the following table. It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding. Note that declines are illustrated in **red** text, while increases are illustrated in **green** text:

	Total Population									
	2010 Census	2020 Census	Change 2010-2020		2022 Estimated	Change 2020-2022		2027 Projected	Change 2022-2027	
			Number	Percent		Number	Percent		Number	Percent
Leelanau	21,708	22,301	593	2.7%	22,289	-12	-0.1%	22,453	164	0.7%
Region	297,912	310,802	12,890	4.3%	311,690	888	0.3%	313,166	1,476	0.5%
Michigan	9,883,297	10,077,094	193,797	2.0%	10,077,929	835	0.0%	10,054,166	-23,763	-0.2%

Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2010 and 2020, the population within Leelanau County increased by 593 (2.7%). This increase in population for Leelanau County is less than the 4.3% population growth within the PSA and slightly higher than the 2.0% growth in the state during this time period. In 2022, the estimated total population of Leelanau County is 22,289, which comprises 7.2% of the total PSA population. Between 2022 and 2027, the population of Leelanau County is projected to increase by 0.7%, which is a slightly higher growth rate than the PSA (0.5%) during this time. It is critical to point out that *household* changes, as opposed to population, are more material in assessing housing needs and opportunities. As illustrated on the following page, Leelanau County is projected to have a 1.0% increase in households between 2022 and 2027.

Other notable population statistics for Leelanau County include the following:

- Minorities comprise 10.1% of the county's population, which is higher than the Northern Michigan Region share of 8.7% and lower than the statewide share of 26.1%.
- Married persons represent 60.4% of the adult population, which is higher than the shares reported for the Northern Michigan Region (55.3%) and state of Michigan (49.0%).
- The adult population without a high school diploma is 4.0%, which is lower than shares reported for the Northern Michigan Region (6.1%) and the state of Michigan (7.7%).
- Approximately 6.4% of the population lives in poverty, which is lower than the Northern Michigan Region and statewide shares of 10.7% and 13.7%, respectively.

- The annual movership rate (population moving within or to Leelanau County) is 11.3%, which is lower than both the Northern Michigan Region (12.1%) and statewide (13.4%) shares.

Households by numbers and percent change (growth or decline) for selected years are shown in the following table. Note that declines are illustrated in red text, while increases are illustrated in green text:

	Total Households									
	2010 Census	2020 Census	Change 2010-2020		2022 Estimated	Change 2020-2022		2027 Projected	Change 2022-2027	
			Number	Percent		Number	Percent		Number	Percent
Leelanau	9,255	9,728	473	5.1%	9,740	12	0.1%	9,839	99	1.0%
Region	122,388	131,151	8,763	7.2%	131,968	817	0.6%	133,293	1,325	1.0%
Michigan	3,872,302	4,041,552	169,250	4.4%	4,055,460	13,908	0.3%	4,067,324	11,864	0.3%

Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2010 and 2020, the number of households within Leelanau County increased by 473 (5.1%), which represents a smaller rate of increase compared to the region (7.2%), but greater than that of the state (4.4%). In 2022, there is an estimated total of 9,740 households in Leelanau County, which represents a 0.1% increase in households compared to 2020. In total, the households within Leelanau County account for 7.4% of all households within the region. Between 2022 and 2027, the number of households in Leelanau County is projected to increase by 1.0%, or 99 households. The projected increase in households within Leelanau County over the next five years is equal to the projected rate of increase in households for the region (1.0%) and higher than the moderate increase in the state (0.3%).

It should be noted that household growth alone does not dictate the total housing needs of a market. Factors such as households living in substandard or cost-burdened housing, people commuting into the county for work, pent-up demand, availability of existing housing, and product in the development pipeline all affect housing needs. These factors are addressed throughout this report.

Household heads by age cohorts for selected years are shown in the following table. Note that five-year declines are in red, while increases are in green:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Leelanau	2010	152 (1.6%)	629 (6.8%)	1,089 (11.8%)	1,878 (20.3%)	2,333 (25.2%)	1,620 (17.5%)	1,554 (16.8%)
	2022	127 (1.3%)	759 (7.8%)	1,030 (10.6%)	1,359 (14.0%)	2,309 (23.7%)	2,382 (24.5%)	1,774 (18.2%)
	2027	116 (1.2%)	714 (7.3%)	1,125 (11.4%)	1,260 (12.8%)	1,991 (20.2%)	2,549 (25.9%)	2,084 (21.2%)
	Change 2022-2027	-11 (-8.7%)	-45 (-5.9%)	95 (9.2%)	-99 (-7.3%)	-318 (-13.8%)	167 (7.0%)	310 (17.5%)
Region	2010	3,841 (3.1%)	13,648 (11.2%)	18,314 (15.0%)	26,363 (21.5%)	26,039 (21.3%)	18,114 (14.8%)	16,069 (13.1%)
	2022	3,249 (2.5%)	15,367 (11.6%)	17,843 (13.5%)	20,514 (15.5%)	28,678 (21.7%)	26,939 (20.4%)	19,378 (14.7%)
	2027	3,134 (2.4%)	14,210 (10.7%)	18,674 (14.0%)	19,693 (14.8%)	25,393 (19.1%)	29,053 (21.8%)	23,136 (17.4%)
	Change 2022-2027	-115 (-3.5%)	-1,157 (-7.5%)	831 (4.7%)	-821 (-4.0%)	-3,285 (-11.5%)	2,114 (7.8%)	3,758 (19.4%)
Michigan	2010	170,982 (4.4%)	525,833 (13.6%)	678,259 (17.5%)	844,895 (21.8%)	746,394 (19.3%)	463,569 (12.0%)	442,370 (11.4%)
	2022	150,466 (3.7%)	572,672 (14.1%)	630,554 (15.5%)	677,148 (16.7%)	814,827 (20.1%)	695,910 (17.2%)	513,883 (12.7%)
	2027	144,849 (3.6%)	535,146 (13.2%)	653,008 (16.1%)	642,114 (15.8%)	736,410 (18.1%)	749,254 (18.4%)	606,543 (14.9%)
	Change 2022-2027	-5,617 (-3.7%)	-37,526 (-6.6%)	22,454 (3.6%)	-35,034 (-5.2%)	-78,417 (-9.6%)	53,344 (7.7%)	92,660 (18.0%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, household heads between the ages of 65 and 74 within Leelanau County comprise the largest share of all households (24.5%). Household heads between the ages of 55 and 64 (23.7%) and those ages 75 and older (18.2%) comprise the next largest shares of the total households in Leelanau County. Overall, senior households (age 55 and older) constitute nearly two-thirds (66.4%) of all households within the county. This is a notably higher share of senior households as compared to the Northern Michigan Region (56.8%) and the state of Michigan (50.0%). Household heads under the age of 35, which are typically more likely to be renters or first-time homebuyers, comprise only 9.1% of all Leelanau County households, which represents a much smaller share of such households when compared to the region (14.1%) and the state (17.8%). Between 2022 and 2027, household growth within Leelanau County is projected to occur primarily among the age cohorts of 35 to 44 years and 65 years and older. The most significant growth will occur among households ages 75 and older, with Leelanau County experiencing a 17.5% increase within this age cohort. Aside from the age cohort of 35 to 44, which is projected to increase by 9.2%, households under the age of 65 are projected to decline over the next five years within the county.

Households by tenure (renter and owner) for selected years are shown in the following table. Note that 2027 numbers which represent a decrease from 2022 are illustrated in red text, while increases are illustrated in green text:

		Households by Tenure							
		2000		2010		2022		2027	
Household Type		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Leelanau	Owner-Occupied	7,831	84.6%	7,842	84.7%	8,615	88.4%	8,734	88.8%
	Renter-Occupied	1,424	15.4%	1,413	15.3%	1,125	11.6%	1,105	11.2%
	Total	9,255	100.0%	9,255	100.0%	9,740	100.0%	9,839	100.0%
Region	Owner-Occupied	98,506	80.5%	96,114	78.5%	105,039	79.6%	106,857	80.2%
	Renter-Occupied	23,882	19.5%	26,274	21.5%	26,929	20.4%	26,436	19.8%
	Total	122,388	100.0%	122,388	100.0%	131,968	100.0%	133,293	100.0%
Michigan	Owner-Occupied	2,857,499	73.8%	2,793,208	72.1%	2,895,751	71.4%	2,936,335	72.2%
	Renter-Occupied	1,014,803	26.2%	1,079,094	27.9%	1,159,709	28.6%	1,130,990	27.8%
	Total	3,872,302	100.0%	3,872,302	100.0%	4,055,460	100.0%	4,067,325	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, Leelanau County has an 88.4% share of owner households and an 11.6% share of renter households. Leelanau County has a notably larger share of owner households as compared to the Northern Michigan Region (79.6%) and the state (71.4%). Overall, Leelanau County renter households represent 4.2% of all renter households within the Northern Michigan Region. Between 2022 and 2027, the number of owner households in Leelanau County is projected to increase by 119 households (1.4%), while the number of renter households is projected to decrease by 20 households (1.8%). The increase among owner households in the county will likely contribute to an increase in demand within the for-sale housing market over the next five years.

Median household income for selected years is shown in the following table:

	Median Household Income				
	2010 Census	2022 Estimated	% Change 2010-2022	2027 Projected	% Change 2022-2027
Leelanau	\$53,799	\$71,232	32.4%	\$80,913	13.6%
Region	\$44,261	\$63,085	42.5%	\$71,177	12.8%
Michigan	\$46,042	\$65,507	42.3%	\$75,988	16.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, the estimated median household income in Leelanau County is \$71,232. Between 2010 and 2022, the county experienced an increase of 32.4% in median household income. The increase in Leelanau County was less than the increases for both the region (42.5%) and the state of Michigan (42.3%). The median household income within the county in 2022 is 12.9% higher than that reported in the region (\$63,085). The median household income in the county is projected to increase by an additional 13.6% between 2022 and 2027, resulting in a projected median income of \$80,913 by 2027, which will remain well above the projected median income for the region (\$71,177) and state (\$75,988).

The distribution of *renter* households by income is illustrated below. Note that declines between 2022 and 2027 are in **red**, while increases are in **green**:

		Renter Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Leelanau	2010	164 (11.6%)	293 (20.7%)	245 (17.3%)	191 (13.5%)	169 (12.0%)	106 (7.5%)	200 (14.2%)	46 (3.3%)
	2022	113 (10.0%)	153 (13.6%)	175 (15.6%)	187 (16.6%)	151 (13.4%)	82 (7.3%)	187 (16.6%)	78 (6.9%)
	2027	101 (9.1%)	126 (11.4%)	155 (14.0%)	202 (18.3%)	136 (12.3%)	80 (7.2%)	205 (18.5%)	101 (9.2%)
	Change 2022-2027	-12 (-10.6%)	-27 (-17.6%)	-20 (-11.4%)	15 (8.0%)	-15 (-9.9%)	-2 (-2.4%)	18 (9.6%)	23 (29.5%)
Region	2010	3,632 (13.8%)	6,097 (23.2%)	4,944 (18.8%)	3,611 (13.7%)	2,920 (11.1%)	1,464 (5.6%)	2,903 (11.1%)	702 (2.7%)
	2022	2,324 (8.6%)	3,845 (14.3%)	4,696 (17.4%)	4,084 (15.2%)	2,979 (11.1%)	2,099 (7.8%)	4,829 (17.9%)	2,074 (7.7%)
	2027	1,965 (7.4%)	3,032 (11.5%)	4,394 (16.6%)	4,134 (15.6%)	2,829 (10.7%)	2,222 (8.4%)	5,265 (19.9%)	2,596 (9.8%)
	Change 2022-2027	-359 (-15.4%)	-813 (-21.1%)	-302 (-6.4%)	50 (1.2%)	-150 (-5.0%)	123 (5.9%)	436 (9.0%)	522 (25.2%)
Michigan	2010	199,712 (18.5%)	246,606 (22.9%)	177,623 (16.5%)	132,096 (12.2%)	102,309 (9.5%)	60,184 (5.6%)	120,836 (11.2%)	39,728 (3.7%)
	2022	130,946 (11.3%)	162,366 (14.0%)	160,440 (13.8%)	142,557 (12.3%)	118,579 (10.2%)	91,322 (7.9%)	228,712 (19.7%)	124,786 (10.8%)
	2027	101,174 (8.9%)	121,966 (10.8%)	136,822 (12.1%)	131,187 (11.6%)	112,648 (10.0%)	96,571 (8.5%)	262,502 (23.2%)	168,120 (14.9%)
	Change 2022-2027	-29,772 (-22.7%)	-40,400 (-24.9%)	-23,618 (-14.7%)	-11,370 (-8.0%)	-5,931 (-5.0%)	5,249 (5.7%)	33,790 (14.8%)	43,334 (34.7%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, renter households earning between \$30,000 and \$39,999 (16.6%) and between \$60,000 and \$99,999 (16.6%) comprise the largest shares of renter households by income level within the county. Over half (55.8%) of all renter households within the county earn less than \$40,000 which is comparable to the regional (55.5%) share. Between 2022 and 2027, growth among renter households within Leelanau County is projected to be concentrated among households earning \$60,000 or more, with more moderate growth projected for those earning between \$30,000 and \$39,999. While the Northern Michigan Region will primarily experience growth among the same income cohorts, households earning between \$50,000 and \$59,999 are also projected to increase (5.9%) within the region. The largest growth (29.5%, or 23 households) within the county is projected to occur within renter households earning \$100,000 or more. Despite the projected growth among higher-income renter households between 2022 and 2027, over half (52.8%) of renter households within Leelanau County will continue to earn less than \$40,000 annually.

The distribution of *owner* households by income is included below. Note that declines between 2022 and 2027 are in red, while increases are in green:

		Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
Leelanau	2010	262 (3.3%)	564 (7.2%)	685 (8.7%)	813 (10.4%)	851 (10.8%)	922 (11.8%)	2,043 (26.1%)	1,701 (21.7%)
	2022	183 (2.1%)	306 (3.6%)	463 (5.4%)	834 (9.7%)	773 (9.0%)	663 (7.7%)	2,327 (27.0%)	3,065 (35.6%)
	2027	146 (1.7%)	223 (2.6%)	337 (3.9%)	792 (9.1%)	671 (7.7%)	597 (6.8%)	2,280 (26.1%)	3,687 (42.2%)
	Change 2022-2027	-37 (-20.2%)	-83 (-27.1%)	-126 (-27.2%)	-42 (-5.0%)	-102 (-13.2%)	-66 (-10.0%)	-47 (-2.0%)	622 (20.3%)
Region	2010	4,344 (4.5%)	9,146 (9.5%)	11,100 (11.5%)	12,022 (12.5%)	11,861 (12.3%)	10,277 (10.7%)	23,379 (24.3%)	13,986 (14.6%)
	2022	2,552 (2.4%)	4,891 (4.7%)	7,765 (7.4%)	9,550 (9.1%)	8,967 (8.5%)	9,135 (8.7%)	30,773 (29.3%)	31,405 (29.9%)
	2027	2,034 (1.9%)	3,540 (3.3%)	6,333 (5.9%)	8,594 (8.0%)	7,858 (7.4%)	8,551 (8.0%)	31,453 (29.4%)	38,493 (36.0%)
	Change 2022-2027	-518 (-20.3%)	-1,351 (-27.6%)	-1,432 (-18.4%)	-956 (-10.0%)	-1,109 (-12.4%)	-584 (-6.4%)	680 (2.2%)	7,088 (22.6%)
Michigan	2010	135,263 (4.8%)	233,420 (8.4%)	278,350 (10.0%)	300,038 (10.7%)	283,387 (10.1%)	274,521 (9.8%)	702,775 (25.2%)	585,454 (21.0%)
	2022	79,236 (2.7%)	127,936 (4.4%)	183,925 (6.4%)	219,479 (7.6%)	219,662 (7.6%)	236,316 (8.2%)	752,251 (26.0%)	1,076,947 (37.2%)
	2027	62,652 (2.1%)	95,491 (3.3%)	147,512 (5.0%)	184,824 (6.3%)	191,349 (6.5%)	215,963 (7.4%)	741,472 (25.3%)	1,297,072 (44.2%)
	Change 2022-2027	-16,584 (-20.9%)	-32,445 (-25.4%)	-36,413 (-19.8%)	-34,655 (-15.8%)	-28,313 (-12.9%)	-20,353 (-8.6%)	-10,779 (-1.4%)	220,125 (20.4%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, 62.6% of *owner* households in Leelanau County earn \$60,000 or more annually, which represents a slightly larger share compared to the Northern Michigan Region (59.2%) and a similar share to the state of Michigan (63.2%). Over one-fourth (26.4%) of owner households in Leelanau County earn between \$30,000 and \$59,999, and the remaining 11.1% earn less than \$30,000. As such, the overall distribution of owner households by income in the county is slightly more concentrated among the higher income cohorts as compared to that within the Northern Michigan Region. Between 2022 and 2027, owner household growth is projected to be concentrated among households earning \$100,000 or more within both Leelanau County and the state of Michigan, whereas owner household growth is also projected in the Northern Michigan Region for households earning between \$60,000 and \$99,999. Specifically, owner households in the county earning \$100,000 or more are projected to increase by 20.3%, or 622 households, while all income cohorts earning less than this are projected to decline in the county over the next five years.

The following table illustrates the cumulative change in total population for Leelanau County and the PSA (Northern Michigan Region) between April 2010 and July 2020.

Estimated Components of Population Change for Leelanau County and the PSA (Northern Michigan Region) April 1, 2010 to July 1, 2020								
Area	Population		Change*		Components of Change			Net Migration
	2010	2020	Number	Percent	Natural Increase	Domestic Migration	International Migration	
Leelanau County	21,711	21,743	32	0.1%	-765	689	118	807
Region	297,921	307,719	9,798	3.3%	-3,601	12,217	1,320	13,537

Source: U.S. Census Bureau, Population Division, October 2021

*Includes residuals (-10, Leelanau County; -138, Region) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the moderate population increase (0.1%) within Leelanau County from 2010 to 2020 was primarily the result of domestic migration. While natural decrease (more deaths than births) had a negative influence (-765) on the population within Leelanau County between 2010 and 2020, positive domestic migration (689) and international migration (118) resulted in an overall slight increase in population (32) during this time period. This trend of positive domestic and international migration combined with natural decrease in Leelanau County is consistent with the regionwide trends within the PSA (Northern Michigan Region). In order for Leelanau County to continue benefiting from positive net migration, it is important that an adequate supply of income-appropriate rental and for-sale housing is available to accommodate migrants and to retain young families in the county, which can contribute to natural increase in an area.

The following table illustrates the top 10 gross migration counties (total combined inflow and outflow) for Leelanau County with the resulting net migration (difference between inflow and outflow) for each. Note that data for counties contained within the PSA (Northern Michigan Region) are highlighted in red text.

County-to-County Domestic Population Migration for Leelanau County Top 10 Gross Migration Counties*			
County	Gross Migration		Net-Migration
	Number	Percent	
Grand Traverse County, MI	724	26.2%	-126
Ingham County, MI	128	4.6%	-60
Oakland County, MI	97	3.5%	53
Kent County, MI	85	3.1%	13
Benzie County, MI	68	2.5%	18
Antrim County, MI	64	2.3%	-12
Livingston County, MI	63	2.3%	63
Cook County, IL	54	2.0%	54
Hendricks County, IN	53	1.9%	53
Lenawee County, MI	46	1.7%	-46
All Other Counties	1,380	50.0%	200
Total Migration	2,762	100.0%	210

Source: U.S. Census Bureau, 2019 5-Year American Community Survey; Bowen National Research

*Only includes counties within the state and bordering states

As the preceding illustrates, one-half (50.0%) of the gross migration for Leelanau County is among the top 10 counties listed. Grand Traverse County, which is the top gross migration county and is within the PSA (Northern Michigan Region), has an overall negative net-migration (-126) influence for Leelanau County. In total, three of the top 10 migration counties (Grand Traverse, Benzie, and Antrim) for Leelanau County are within the PSA. Combined, these three PSA counties have a negative net-migration (-120) influence for Leelanau County. Among the counties to which Leelanau County has the largest net loss of residents are Grand Traverse County (-126), Ingham County (-60), and Lenawee County (-46). It is also noteworthy that the counties outside the top 10 gross migration counties account for 95.2% of the net-migration gain for Leelanau County.

The following table details the *shares* of domestic in-migration by three select age cohorts for Leelanau County from 2012 to 2021.

Leelanau County Domestic County Population In-Migrants by Age, 2012 to 2021		
Age	2012-2016	2017-2021
1 to 24	22.2%	34.8%
25 to 64	64.4%	53.1%
65+	13.3%	12.1%
Median Age (In-state migrants)	43.3	37.0
Median Age (Out-of-state migrants)	53.8	51.2
Median Age (County Population)	53.6	54.9

Source: U.S. Census Bureau, 2016 and 2021 5-Year ACS Estimates (S0701); Bowen National Research

The American Community Survey five-year estimates from 2012 to 2016 in the preceding table illustrate that 64.4% of in-migrants to Leelanau County were between the ages of 25 and 64, while 22.2% were less than 25 years of age, and 13.3% were ages 65 and older. The share of in-migrants under the age of 25 increased to 34.8% during the time period between 2017 and 2021, while the share of in-migrants ages 25 to 64 decreased to 53.1%. The data between 2017 and 2021 also illustrates that the median age of in-state migrants (37.0 years) is notably less than out-of-state migrants (51.2 years) and the existing population of the county (54.9 years).

Geographic mobility by *per-person* income is distributed as follows (Note that this data is provided for the county *population*, not households, ages 15 and above):

Leelanau County: Income Distribution by Mobility Status for Population Age 15+ Years*						
2021 Inflation Adjusted Individual Income	Moved Within Same County		Moved From Different County, Same State		Moved From Different State	
	Number	Percent	Number	Percent	Number	Percent
<\$10,000	42	7.4%	180	16.3%	67	22.2%
\$10,000 to \$14,999	39	6.9%	39	3.5%	9	3.0%
\$15,000 to \$24,999	111	19.6%	220	19.9%	53	17.5%
\$25,000 to \$34,999	99	17.5%	78	7.1%	35	11.6%
\$35,000 to \$49,999	163	28.8%	113	10.2%	32	10.6%
\$50,000 to \$64,999	16	2.8%	103	9.3%	9	3.0%
\$65,000 to \$74,999	22	3.9%	89	8.1%	7	2.3%
\$75,000+	74	13.1%	281	25.5%	90	29.8%
Total	566	100.0%	1,103	100.0%	302	100.0%

Source: U.S. Census Bureau, 2021 5-Year American Community Survey (B07010); Bowen National Research

*Excludes population with no income

According to data provided by the American Community Survey, nearly two-fifths (39.7%) of the population that moved to Leelanau County from a different county within Michigan earned less than \$25,000 per year. While a much smaller number of individuals moved to Leelanau County from out-of-state, a slightly larger share (42.7%) of these individuals earned less than \$25,000 per year. By comparison, the share of individuals earning \$50,000 or more per year is slightly larger for in-migrants from a different county within Michigan (42.9%) and slightly less for those from outside the state (35.1%). Although it is likely that a significant share of the population earning less than \$25,000 per year consists of children and young adults considered to be dependents within a larger family, this illustrates that housing at a variety of affordability levels is needed to accommodate households moving into Leelanau County.

Labor Force

The following table illustrates the employment base by industry for Leelanau County, the PSA (Northern Michigan Region), and the state of Michigan.

NAICS Group	Employment by Industry					
	Leelanau County		Region		Michigan	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	261	2.7%	1,037	0.6%	18,094	0.4%
Mining	61	0.6%	416	0.2%	6,059	0.1%
Utilities	25	0.3%	566	0.3%	14,450	0.3%
Construction	561	5.7%	8,709	4.9%	163,027	3.6%
Manufacturing	404	4.1%	16,371	9.1%	513,197	11.2%
Wholesale Trade	179	1.8%	4,703	2.6%	193,695	4.2%
Retail Trade	991	10.1%	25,115	14.0%	576,665	12.6%
Transportation & Warehousing	132	1.3%	2,863	1.6%	95,658	2.1%
Information	122	1.2%	2,773	1.5%	91,050	2.0%
Finance & Insurance	279	2.8%	4,834	2.7%	168,540	3.7%
Real Estate & Rental & Leasing	258	2.6%	3,412	1.9%	95,407	2.1%
Professional, Scientific & Technical Services	425	4.3%	7,617	4.3%	295,491	6.5%
Management of Companies & Enterprises	0	0.0%	227	0.1%	8,827	0.2%
Administrative, Support, Waste Management & Remediation Services	619	6.3%	4,042	2.3%	111,717	2.4%
Educational Services	604	6.1%	9,834	5.5%	378,891	8.3%
Health Care & Social Assistance	607	6.2%	38,645	21.6%	765,165	16.7%
Arts, Entertainment & Recreation	967	9.8%	7,845	4.4%	139,513	3.1%
Accommodation & Food Services	2,106	21.4%	20,986	11.7%	398,782	8.7%
Other Services (Except Public Administration)	465	4.7%	8,794	4.9%	270,042	5.9%
Public Administration	724	7.4%	9,313	5.2%	238,652	5.2%
Non-classifiable	47	0.5%	914	0.5%	30,131	0.7%
Total	9,837	100.0%	179,016	100.0%	4,573,053	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

Leelanau County has an employment base of approximately 9,837 individuals within a broad range of employment sectors. The labor force within the county is based primarily in four sectors: Accommodation & Food Services (21.4%), Retail Trade (10.1%), Arts, Entertainment & Recreation (9.8%), and Public Administration (7.4%). It is interesting to note that only two of these sectors (Retail Trade and Accommodation & Food Services) comprise the largest sectors of employment within the PSA (Northern Michigan Region) and the state of Michigan. Combined, these four job sectors represent nearly half (48.7%) of the county employment base. This represents a smaller concentration of employment within the top four sectors compared to the top four sectors in the PSA (56.4%) and state (49.2%). Areas with a heavy concentration of employment within a limited number of industries can be more vulnerable to economic downturns with greater fluctuations in unemployment rates and total employment. With a slightly less concentrated overall distribution of employment, the economy within Leelanau County may be slightly less vulnerable to economic downturns compared to the PSA and state overall. However, it should be noted that Arts, Entertainment & Recreation, Accommodation & Food Services, and

Retail Trade are typically more vulnerable to economic downturns, and as the largest sectors of employment in the county, this may offset the advantage of having a less concentrated employment base. Although some occupations within these top sectors offer competitive wages, it is important to understand that a significant number of the occupations within these industries typically have lower average wages. This can contribute to demand for affordable housing options.

Data of overall total employment and unemployment rates of the county and the overall state since 2013 are compared in the following tables.

Year	Total Employment					
	Leelanau County		Michigan		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2013	9,518	-	4,323,410	-	143,929,000	-
2014	9,848	3.5%	4,416,017	2.1%	146,305,000	1.7%
2015	10,068	2.2%	4,501,816	1.9%	148,833,000	1.7%
2016	10,083	0.1%	4,606,948	2.3%	151,436,000	1.7%
2017	10,005	-0.8%	4,685,853	1.7%	153,337,000	1.3%
2018	9,989	-0.2%	4,739,081	1.1%	155,761,000	1.6%
2019	10,089	1.0%	4,773,453	0.7%	157,538,000	1.1%
2020	9,411	-6.7%	4,379,122	-8.3%	147,795,000	-6.2%
2021	9,561	1.6%	4,501,562	2.8%	152,581,000	3.2%
2022	9,861	3.1%	4,632,539	2.9%	158,291,000	3.7%
2023*	9,507	-3.6%	4,624,229	-0.2%	159,715,000	0.9%

Source: Department of Labor, Bureau of Labor Statistics

*Through March

Year	Unemployment Rate		
	Leelanau County	Michigan	United States
2013	7.6%	8.7%	7.4%
2014	6.7%	7.2%	6.2%
2015	5.4%	5.4%	5.3%
2016	5.0%	5.0%	4.9%
2017	4.8%	4.6%	4.4%
2018	4.3%	4.2%	3.9%
2019	3.8%	4.1%	3.7%
2020	8.3%	10.0%	8.1%
2021	5.2%	5.8%	5.4%
2022	4.3%	4.2%	3.7%
2023*	5.3%	4.5%	3.8%

Source: Department of Labor, Bureau of Labor Statistics

*Through March

From 2013 to 2019, the employment base in Leelanau County increased by 571 employees, or 6.0%, which was less than the state increase of 10.4% during that time. In 2020, which was largely impacted by the economic effects related to COVID-19, total employment decreased in Leelanau County by 6.7%, which was a smaller decline compared to the state (8.3%). In 2021, total employment for the county increased by 1.6%, followed by an additional increase of 3.1% in 2022. Although total employment in Leelanau County declined 3.6% through March 2023, which may be due, in part,

to seasonality, the increases in total employment over the last two full years are a positive sign that the local economy is recovering from the effects of the COVID-19 pandemic. While total employment still remains below the 2019 level, Leelanau County has recovered to within 97.7% (2022 full year) of the total employment in 2019, which represents a recovery rate slightly above that for the state of Michigan (97.0%).

The unemployment rate within Leelanau County steadily declined from 2013 (7.6%) to 2019 (3.8%). It is noteworthy that the unemployment rate within the county has typically been comparable to, and in some cases lower than, the rate within the state since 2013. In 2020, the unemployment rate increased sharply to 8.3%, which represents an unemployment rate below that of the state (10.0%) during this time. In 2021, the unemployment rate within the county decreased to 5.2%. As of 2022, the unemployment rate within the county decreased to 4.3%. This represents an unemployment rate that is marginally higher than the state (4.2%) and nation (3.7%). Additionally, the 4.3% unemployment rate within the county is much more comparable to the rate in 2019 (3.8%) and is a positive sign of continuing recovery in the local economy.

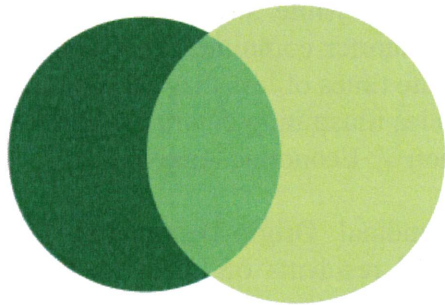
Commuting Data

According to the 2016-2020 American Community Survey (ACS), 85.8% of Leelanau County commuters either drive alone or carpool to work, 2.2% walk to work and 10.3% work from home. ACS also indicates that 64.9% of Leelanau County workers have commute times of less than 30 minutes, while 3.6% have commutes of 60 minutes or more. This represents slightly shorter commute times compared to the state, where 62.6% of workers have commute times of less than 30 minutes and 6.0% have commutes of at least 60 minutes. Tables illustrating detailed commuter data are provided on pages V-18 and V-19 in Section V: Economic Analysis.

According to 2020 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES), of the 7,713 employed residents of Leelanau County, 5,208 (67.5%) are employed outside the county, while the remaining 2,505 (32.5%) are employed within Leelanau County. In addition, 4,028 people commute into Leelanau County from surrounding areas for employment. These 4,028 non-residents account for over three-fifths (61.7%) of the people employed in the county and represent a notable base of potential support for future residential development.

The following illustrates the number of jobs filled by in-commuters and residents, as well as the number of resident out-commuters. The distribution of age and earnings for each commuter cohort is also provided.

Leelanau County, MI – Inflow/Outflow Job Counts in 2020



■ 4,028 - Employed in Selection Area, Live Outside
■ 5,208 - Live in Selection Area, Employed Outside
■ 2,505 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs)

	2020	
	Count	Share
<u>Employed in the Selection Area</u>	6,533	100.0%
<u>Employed in the Selection Area but Living Outside</u>	4,028	61.7%
<u>Employed and Living in the Selection Area</u>	2,505	38.3%
<u>Living in the Selection Area</u>	7,713	100.0%
<u>Living in the Selection Area but Employed Outside</u>	5,208	67.5%
<u>Living and Employed in the Selection Area</u>	2,505	32.5%

Commuting Flow Analysis by Age and Earnings (2020, All Jobs)

Worker Characteristics	Resident Outflow		Workers Inflow		Resident Workers	
	Number	Share	Number	Share	Number	Share
Ages 29 or younger	956	18.4%	917	22.8%	443	17.7%
Ages 30 to 54	2,639	50.7%	2,081	51.7%	1,157	46.2%
Ages 55 or older	1,613	31.0%	1,030	25.6%	905	36.1%
Earning <\$1,250 per month	1,295	24.9%	1,110	27.6%	817	32.6%
Earning \$1,251 to \$3,333	1,458	28.0%	1,607	39.9%	904	36.1%
Earning \$3,333+ per month	2,455	47.1%	1,311	32.5%	784	31.3%
Total Worker Flow	5,208	100.0%	4,028	100.0%	2,505	100.0%

Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Note: Figures do not include contract employees and self-employed workers

Of the county’s 4,028 in-commuters, over one-half (51.7%) are between the ages of 30 and 54, 25.6% are age 55 or older, and 22.8% are under the age of 30. This is a generally similar distribution of workers by age compared to the resident outflow workers. Approximately two-fifths (39.9%) of inflow workers earn between \$1,251 and \$3,333 per month (approximately \$15,000 to \$40,000 annually), nearly one-third (32.5%) earn more than \$3,333 per month, and the remaining 27.6% earn \$1,250 or less per month. By comparison, nearly one-half (47.1%) of outflow workers earn more than \$3,333 per month, over one-fourth (28.0%) earn between \$1,251 and \$3,333 per month, and the remaining 24.9% earn \$1,250 or less per month. Based on the preceding data, people that commute *into* Leelanau County for employment are typically similar in age and more likely to earn low to moderate wages (less than \$3,333 per month) when compared to residents commuting out of the county for work. Regardless, given the diversity of incomes and ages of the nearly 4,030 people commuting into the area for work each day, a variety of housing product types could be developed to potentially attract these commuters to live in Leelanau County.

C. HOUSING METRICS

The estimated distribution of the area housing stock by tenure for Leelanau County for 2022 is summarized in the following table:

		Occupied and Vacant Housing Units by Tenure 2022 Estimates				
		Total Occupied	Owner Occupied	Renter Occupied	Vacant	Total
Leelanau County	Number	9,740	8,615	1,125	5,832	15,572
	Percent	62.5%	88.4%	11.6%	37.5%	100.0%
Region	Number	131,968	105,039	26,929	52,017	183,985
	Percent	71.7%	79.6%	20.4%	28.3%	100.0%
Michigan	Number	4,055,460	2,895,751	1,159,709	533,313	4,588,773
	Percent	88.4%	71.4%	28.6%	11.6%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In total, there are an estimated 15,572 housing units within Leelanau County in 2022. Based on ESRI estimates and 2020 Census data, of the 9,740 total *occupied* housing units in Leelanau County, 88.4% are owner occupied, while the remaining 11.6% are renter occupied. As such, Leelanau County has a much higher share of owner-occupied housing units when compared to the Northern Michigan Region (79.6%) and the state of Michigan (71.4%). Leelanau County also has a higher share (37.5%) of housing units classified as vacant compared to the region (28.3%) and state (11.6%). Vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key housing age and conditions based on 2016-2020 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Leelanau County	356	34.8%	2,364	28.9%	41	4.0%	48	0.6%	41	4.0%	1	< 0.1%
Region	7,662	31.6%	30,923	30.2%	781	3.2%	1,204	1.2%	619	2.5%	605	0.6%
Michigan	526,133	46.8%	1,373,485	48.1%	32,741	2.9%	31,181	1.1%	24,376	2.2%	16,771	0.6%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

In Leelanau County, 34.8% of the renter-occupied housing units and 28.9% of the owner-occupied housing units were built prior to 1970. Based on these figures, the housing stock in Leelanau County appears to be similar in age compared to housing within the region but newer compared to housing units statewide. The share of renter housing units (4.0%) in the county that experience overcrowding are above rates within the region and state, while the share of overcrowded owner-occupied units (0.6%) is lower than regional and state shares of similar housing units. The share of renter housing units (4.0%) in the county with incomplete plumbing or kitchens is higher than in the region and state, while the share of owner housing units (<0.1%) in Leelanau County with incomplete plumbing or kitchens is lower than regional and statewide rates.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability						
	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
				Renter	Owner	Renter	Owner
Leelanau County	\$71,232	\$307,877	\$966	43.3%	22.6%	15.9%	9.3%
Region	\$63,085	\$209,788	\$888	43.3%	20.4%	20.0%	7.7%
Michigan	\$65,507	\$204,371	\$968	44.9%	18.8%	23.1%	7.4%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

*Paying more than 30% of income toward housing costs

**Paying more than 50% of income toward housing costs

The median household income of \$71,232 within Leelanau County is higher than the median household income for the Northern Michigan Region (\$63,085) and the state of Michigan (\$65,507). The estimated median home value in Leelanau County (\$307,877) is significantly higher than estimated median home values in the region and state, while the county's average gross rent is higher than in the region but similar to the statewide average gross rent. In Leelanau County, 43.3% of renter households and 22.6% of owner households are cost burdened. Each of these figures are generally consistent with regional and state shares. Overall, Leelanau County has an estimated 443 renter households and 1,848 owner households that are housing cost burdened. As such, affordable housing alternatives should be part of future housing solutions.

Based on the 2016-2020 American Community Survey (ACS) data, the following is a distribution of all occupied housing by units in structure by tenure (renter or owner) for Leelanau County, the Northern Michigan Region and the state of Michigan.

		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/ Other	Total	4 Units or Less	5 Units or More	Mobile Home/ Other	Total
Leelanau County	Number	787	135	101	1,023	7,948	50	180	8,178
	Percent	76.9%	13.2%	9.9%	100.0%	97.2%	0.6%	2.2%	100.0%
Region	Number	13,338	8,236	2,710	24,284	93,237	969	7,958	102,164
	Percent	54.9%	33.8%	11.1%	100.0%	91.3%	1.0%	7.8%	100.0%
Michigan	Number	588,520	488,828	47,520	1,124,868	2,669,942	35,543	149,878	2,855,363
	Percent	52.3%	43.5%	4.2%	100.0%	93.5%	1.2%	5.2%	100.0%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

In Leelanau County, over three-quarters (76.9%) of the *rental* units are within structures of four units or less, while mobile homes comprise an additional 9.9% of county rental units. The combined share of these two types of structures (86.8%) is much higher when compared to that of the region (66.0%) and state (56.5%). Leelanau County also has a much lower share (13.2%) of multifamily rental housing (five or more units within a structure) when compared to the region (33.8%) and state (43.5%). Among *owner*-occupied units in the county, there is a higher share (97.2%) of units within structures of four units or less and a lower share (2.2%) of mobile home units compared to the shares of such units in the region and state. According to ACS data, there is a very small share (0.6%) of owner-occupied housing units in Leelanau County within structures of five or more units.

The following table summarizes monthly gross rents (per unit) for area rental alternatives within Leelanau County, the Northern Michigan Region, and the state of Michigan. While this data encompasses all rental units, which includes multifamily apartments, a sizable majority (86.8%) of the county's rental supply consists of non-conventional rentals. Therefore, it is reasonable to conclude that the following provides insight into the overall distribution of rents among the non-conventional rental housing units. It should be noted, gross rents include tenant-paid rents and tenant-paid utilities.

		Estimated Monthly Gross Rents by Market								
		<\$300	\$300 - \$500	\$500 - \$750	\$750 - \$1,000	\$1,000 - \$1,500	\$1,500 - \$2,000	\$2,000+	No Cash Rent	Total
Leelanau County	Number	69	59	195	175	361	74	9	81	1,023
	Percent	6.7%	5.8%	19.1%	17.1%	35.3%	7.2%	0.9%	7.9%	100.0%
Region	Number	1,235	2,176	5,475	6,155	6,264	794	375	1,810	24,284
	Percent	5.1%	9.0%	22.5%	25.3%	25.8%	3.3%	1.5%	7.5%	100.0%
Michigan	Number	51,846	69,698	227,872	314,293	299,877	70,403	33,633	57,245	1,124,867
	Percent	4.6%	6.2%	20.3%	27.9%	26.7%	6.3%	3.0%	5.1%	100.0%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, the largest share (35.3%) of Leelanau County rental units has gross rents between \$1,000 and \$1,500. There are also notable shares of rental units with gross rents between \$500 and \$750 (19.1%) and between \$750 and \$1,000 (17.1%). Overall, nearly half (48.7%) of rental units in the county have gross rents that are \$1,000 or less, which is a significantly lower share of these units compared to the region (61.9%) and state (59.0%). The smaller share of units with lower gross rents in Leelanau County likely indicates a lack of housing choices for low- and moderate-income households in the market.

Bowen National Research’s Survey of Housing Supply

Multifamily Rental Housing

A field survey of conventional apartment properties was conducted as part of this Housing Needs Assessment. The following table summarizes the county’s surveyed multifamily rental supply.

Multifamily Supply by Product Type – Leelanau County				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Government-Subsidized	1	18	0	100.0%
Total	1	18	0	100.0%

In Leelanau County, one government-subsidized apartment property was surveyed with a total of 18 units. The 18-unit subsidized property is 100% occupied with a wait list of eight households for the next available units. This property has a quality rating of “B,” reflective of housing in good condition. No market-rate or Tax Credit properties were surveyed in the county.

Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. and account for 86.8% of the total rental units in Leelanau County. The following table illustrates the distribution of renter-occupied housing by the number of units in the structure for Leelanau County.

		Renter-Occupied Housing by Units in Structure			
		1 to 4 Units	5 or More Units	Mobile Homes/ Boats/RVs	Total Units
Leelanau County	Number	787	135	101	1,023
	Percent	76.9%	13.2%	9.9%	100.0%
Region	Number	13,338	8,236	2,710	24,284
	Percent	54.9%	33.9%	11.2%	100.0%
Michigan	Number	588,520	488,828	47,520	1,124,868
	Percent	52.3%	43.5%	4.2%	100.0%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

In Leelanau County, over three-quarters (76.9%) of non-conventional rental units are within structures containing one to four units. This is a much higher rate of rental units within one- to four-unit structures compared to the Northern Michigan Region (54.9%) and the state of Michigan (52.3%). Note that only 13.2% of rental units in the county are in structures that contain five or more units, which are typically referred to as conventional rental units. This is a much lower share of conventional rental units compared to the region (33.9%) and state (43.5%). As a significant share of the rental housing stock in Leelanau County is comprised of non-conventional rentals, it is clear that this housing segment warrants additional analysis.

Bowen National Research conducted an online survey between March and May 2023 and identified two non-conventional rentals that were listed as *available* for rent in Leelanau County. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates, number of bedrooms, number of bathrooms, and other characteristics of non-conventional rentals.

The following table summarizes the sample survey of *available* non-conventional rentals identified in Leelanau County.

Surveyed Non-Conventional Rental Supply – Leelanau County				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Studio	0	-	-	-
One-Bedroom	0	-	-	-
Two-Bedroom	1	\$2,300	\$2,300	\$1.53
Three-Bedroom	1	\$2,600	\$2,600	\$1.44
Four-Bedroom+	0	-	-	-
Total	2			

Source: Zillow; Apt.com; Trulia; Realtor.com; Facebook

When compared with all non-conventional rentals in the county, the two available rentals represent an occupancy rate of 99.8%. This is an extremely high occupancy rate. The identified non-conventional rentals in Leelanau County consist of a two-bedroom unit renting for \$2,300 and a three-bedroom unit renting for \$2,600. These are very high rents that are unlikely to be affordable to most households in the county. Note that there were no market-rate or Tax Credit conventional properties surveyed in Leelanau County as part of this Housing Needs Assessment, and that the only affordable housing property surveyed in the county was 100% occupied at the time of this survey. Therefore, prospective tenants seeking to rent units in the county have very few options.

For-Sale Housing

The following table summarizes the available (as of February 2023) and recently sold (between September 2022 and March 2023) housing stock for Leelanau County.

Leelanau County - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Available*	33	\$975,000
Sold**	103	\$520,000

Source: Realtor.com and Bowen National Research

*As of Feb. 28, 2023

**Sales from Sept. 12, 2022 to Mar. 15, 2023

The available for-sale housing stock in Leelanau County as of February 2023 consists of 33 total units with a median list price of \$975,000. Note that 14 of the 33 listed homes have asking prices of at least \$1,000,000. The 33 available units represent 6.0% of the 551 available units within the Northern Michigan Region. Historical sales ranging from September 2022 to March 2023 consisted of 103 homes sold during this period with a median sale price of \$520,000. Note that the median list price of available product (\$975,000) is significantly higher than the median sale price of recently sold homes. The 33 available homes represent only 0.4% of the estimated 8,615 owner-occupied units in Leelanau County. Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase to allow for inner-market mobility and to enable the market to attract households. Leelanau County appears to have a disproportionately low number of housing units available to purchase.

The following table illustrates sales activity from September 2022 to March 2023 for Leelanau County.

Leelanau County Sales History by Price (Sept. 12, 2022 to Mar. 15, 2023)		
Sale Price	Number Available	Percent of Supply
Up to \$99,999	4	3.9%
\$100,000 to \$199,999	5	4.9%
\$200,000 to \$299,999	9	8.7%
\$300,000 to \$399,999	15	14.6%
\$400,000+	70	68.0%
Total	103	100.0%

Source: Realtor.com and Bowen National Research

Recent sales activity in Leelanau County primarily favors homes at price points that generally target high-income buyers. Note that over two-thirds (68.0%) of the 103 homes sold between September 2022 and March 2023 were priced at \$400,000 or above, while 14.6% of recent sales were priced between \$300,000 and \$399,999. By comparison, only 17.5% of sales were for units priced below \$300,000, which is a price point sought after by first-time and middle-class home buyers.

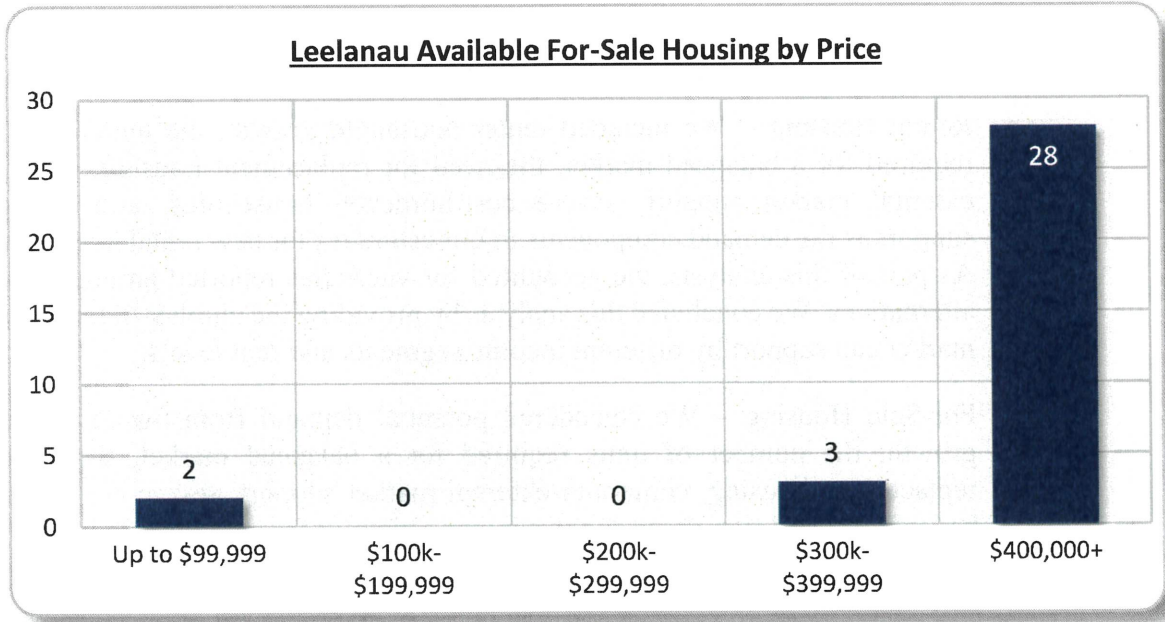
The following table summarizes the distribution of *available* for-sale residential units by *price point* for Leelanau County:

Leelanau County Available For-Sale Housing by Price (As of Feb. 28, 2023)		
List Price	Number Available	Percent of Supply
Up to \$99,999	2	6.1%
\$100,000 to \$199,999	0	0.0%
\$200,000 to \$299,999	0	0.0%
\$300,000 to \$399,999	3	9.1%
\$400,000+	28	84.8%
Total	33	100.0%

Source: Realtor.com and Bowen National Research

Homes available for-sale in Leelanau County as of February 2023 almost exclusively target higher price points. Note that 28 of 33 listings are priced at \$400,000 or more in the current housing market. In addition, there are only two homes offered for sale below \$100,000 and *no homes offered for sale* between \$100,000 and \$299,999. Based on the lack of lower priced home listings in the county, it appears that first-time homebuyers and middle-class households are largely shut out of the for-sale housing market in Leelanau County.

The distribution of available homes in Leelanau County by *price point* is illustrated in the following graph:



The distribution of available homes by *bedroom type* for Leelanau County is summarized in the following table.

Leelanau County Available For-Sale Housing by Bedrooms (As of Feb. 28, 2023)					
Bedrooms	Number Available	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.
One-Br.	2	650	\$99,000 - \$642,000	\$370,500	\$752.52
Two-Br.	6	1,093	\$300,000 - \$1,395,000	\$633,000	\$710.50
Three-Br.	9	2,306	\$99,000 - \$1,309,000	\$659,000	\$337.43
Four-Br.+	16	3,498	\$385,000 - \$4,250,000	\$1,212,500	\$342.25
Total	33	2,563	\$99,000 - \$4,250,000	\$975,000	\$339.12

Source: Realtor.com and Bowen National Research

As shown in the preceding table, nearly half (48.5%) of the available for-sale housing product in the county are four-bedroom or larger units, while over one-quarter (27.3%) of available homes in the county are three-bedroom units. The remaining eight units are either one-bedroom or two-bedroom units. Median list prices range from \$370,500 for one-bedroom units to \$1,212,500 for four bedroom or larger homes. At these median prices, even the smallest units (one-bedroom) would be unaffordable to many households.

D. HOUSING GAP

Based on the demographic data for both 2022 and 2027 and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units Leelanau County can support. The following summarizes the metrics used in our demand estimates.

- Rental Housing – We included renter household growth, the number of units required for a balanced market, the need for replacement housing, commuter/external market support, severe cost-burdened households, and step-down support as the demand components in our estimates for new rental housing units. As part of this analysis, we accounted for vacancies reported among all rental alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and rent levels.
- For-Sale Housing – We considered potential demand from owner household growth, the number of units required for a balanced market, the need for replacement housing, commuter/external market support, severe cost-burdened households, and step-down support in our estimates for new for-sale housing. As part of this analysis, we accounted for vacancies reported among all surveyed for-sale alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and price points.

The county has an overall housing gap of 2,335 units, with a gap of 382 rental units and a gap of 1,953 for-sale units. The following tables summarize the rental and for-sale housing gaps by income and affordability levels for Leelanau County. Details of the methodology used in this analysis are provided in Section VII of this report.

Leelanau County, Michigan				
Rental Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤\$46,700	\$46,701-\$74,720	\$74,721-\$112,080	\$112,081+
Monthly Rent Range	≤\$1,167	\$1,168-\$1,867	\$1,868-\$2,802	\$2,803+
Household Growth	-54	-6	25	15
Balanced Market*	36	12	5	3
Replacement Housing**	58	10	2	0
External Market Support^	60	20	16	9
Severe Cost Burdened^^	107	54	18	0
Step-Down Support	9	4	-5	-8
Less Pipeline Units	-4	-4	0	0
Overall Units Needed	212	90	61	19

*Based on Bowen National Research's survey of area rentals

**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for the county

^^Based on ACS estimates of households paying in excess of 50% of income toward housing costs

Leelanau County, Michigan				
For-Sale Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤\$46,700	\$46,701-\$74,720	\$74,721-\$112,080	\$112,081+
Price Point	≤\$155,667	\$155,668-\$249,066	\$249,067-\$373,600	\$373,601+
Household Growth	-357	-147	77	546
Balanced Market*	67	55	55	49
Replacement Housing**	28	11	6	4
External Market Support^	480	241	80	0
Severe Cost Burdened^^	214	171	175	241
Step-Down Support	66	52	218	-336
Less Pipeline Units	0	0	30	13
Overall Units Needed	498	383	581	491

*Based on Bowen National Research's analysis of for-sale product within county

**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for the county

^^Based on ACS estimates of households paying in excess of 50% of income toward housing costs

As the preceding tables illustrate, the projected housing gaps over the next five years encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest *rental* housing gaps in the county are for the two lowest housing affordability segments (rents below \$1,867 that are affordable to households earning up to 80% of AMHI). While the greatest *for-sale* housing gap in the county is for product priced between \$249,067 and \$373,600, which is affordable to households earning between \$74,721 and \$112,080, there are substantial gaps among all price segments. Although development within Leelanau County should be prioritized to the product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject county's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

E. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

A SWOT analysis often serves as the framework to evaluate an area’s competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Leelanau County.

SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • High level of rental housing demand • Strong demand for for-sale housing • Positive projected household growth • Positive median household income growth 	<ul style="list-style-type: none"> • Limited available rentals and for-sale housing • Disproportionately low share of rentals • Lack of affordable workforce and senior housing alternatives
Opportunities	Threats
<ul style="list-style-type: none"> • Housing need of 382 rental units • Housing need of 1,953 for-sale units • Attract some of the 4,028 commuters coming into the county for work to live in the county • Nearly 50 parcels that could potentially support residential development (see page VI-56) 	<ul style="list-style-type: none"> • The county risks losing residents to other areas/communities • Vulnerable to deteriorating and neglected housing stock • Inability to attract businesses to county • Inability of employers to attract and retain workers due to local housing issues • Influence of seasonal/recreational housing

The county’s housing market has availability and affordability issues, particularly among housing that serves lower income households. These housing challenges expose the county to losing residents to surrounding areas, making the community vulnerable to the existing housing stock becoming neglected, discouraging potential employers coming to the area, and creating challenges for local employers to retain and attract workers. There are housing gaps for both rental and for-sale housing alternatives at a variety of rents and price points. As such, county housing plans should encourage and support the development of a variety of product types at a variety of affordability levels.

NOTICE OF PUBLIC HEARING
ELMWOOD CHARTER TOWNSHIP
PLANNING COMMISSION

The following Public Hearing is scheduled for Tuesday, August 15, 2023, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider:

1. SPR/SUP 2023-07. Request by Jim and Melissa Hill, regarding property at 0 S Briar Dr, 0 E Pico Dr, and 10651 E Grandview Rd, parcels 004-260-018-00, 45-004-280-019-00 and 004-028-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles).

A complete copy of the application is available at the Township Hall or online at www.elmwoodmi.gov. Regular Township business hours are Monday thru Friday, 9 am to 5 pm.

The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City. Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 10090 E. Lincoln Rd, Traverse City, MI 49684 or planner@elmwoodmi.gov.

Written comments submitted prior to the public hearing regarding the application will be received until 5:00 pm, August 15, 2023.

Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

Posted: July 27, 2023
3:00 PM
Elmwood Township Hall
Connie Preston, Clerk

Public Notices For Leelanau County

Notices Past and Present may also be viewed at: LeelanauNews.com

YOUR RIGHT TO KNOW

Notices printed in newspapers help fulfill the citizen's Constitutional right of due process by law by putting them on notice of matters that affect them or their property.

Service Commission applicable to electric service in the Township and those rules and regulations preempt any term of any ordinance of the Township to the contrary.

SECTION 9. REPEALER. This ordinance, when enacted, shall repeal and supersede the provisions of any previous Consumers' electric franchise ordinance adopted by the Township including any amendments.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect on August 27, 2023.

Public Notice

Synopsis of the Bingham Township Regular Board meeting of July 17, 2023 Meeting called to order by Supervisor Werner at 7 p.m. at Bingham Township Hall

Werner, Stone, Morio, Layman and Grant present.

Agenda approved.

Approved 6/19/23 & 6/29/23 minutes. Public Comment.

Accepted offer of a donation for park.

Approved Planning Commission & Park Committee re-appointments.

Accepted assessor report.

Approved vendor & payroll balance.

Meeting adjourned at approximately 8:30 p.m.

A complete copy of the minutes may be reviewed at the township office or on the township website.

Kathy Morio, Bingham Township Clerk

Public Notice

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County, starting promptly at 1:00 PM, on September 20, 2023. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. **MORTGAGE:** Mortgagor(s): Nina T. Rathnaw, a single woman Original Mortgage: The Huntington National Bank successor by merger to TCF National Bank successor by merger to Chemical Bank Date of mortgage: November 12, 2016 Recorded on November 23, 2016, Liber 1279, on Page 937, and re-recorded via Loan Modification recorded in Liber 1930, on Page 569 Foreclosing Assignee (if any): None Amount claimed to be due at the date hereof: Fifty-Three Thousand Two Hundred Nine and 18/100 Dollars (\$53,209.18) Mortgaged premises: Situated in Leelanau County, and described as: PART OF GOVERNMENT LOT 4, SECTION 35, TOWN 30 NORTH, RANGE 11 WEST, MORE FULLY DESCRIBED AS: UNIT NO. 14 OF THE POINTS, A CONDOMINIUM PROJECT, ACCORDING TO THE MASTER DEED THEREOF, RECORDED IN LIBER 336, PAGE 35, LEELANAU COUNTY RECORDS, AND DESIGNATED AS LEELANAU COUNTY SUBDIVISION PLAN NO. 39, WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED AND PURSUANT TO ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED Commonly known as 1905 Walden Ct, Suttons Bay, MI 49682 The redemption period will be 6 months from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice, The Huntington National Bank successor by merger to TCF National Bank successor by merger to Chemical Bank Mortgage/ Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (07-27)0835

Public Notice

SUTTONS BAY TOWNSHIP - Synopsis of July 12, 2023 Board Meeting Minutes

The Suttons Bay Township Board held its regular meeting on July 12, 2023.

Present: Supervisor Nixon, Clerk Moen, Treasurer Petroskey, Trustee Slocombe & Trustee Perlar

Reports received - Treasurer, Planning & Zoning, Fire Authority Park Supervisor, Parks & Rec, Personnel Committee.

Previous meeting minutes were approved, and authorization was received to pay the bills.

Approved to pay Deputy Clerk and Office Assistant \$23,000/yr.

Approved advising the Leelanau County Road Commission that the township received a request to do a Special Speed Study of Richter Road.

Adopted a Resolution of Support for Peninsula Housing Rural Readiness Grant.

A complete copy of the Minutes can be reviewed at the Township Offices, 95 W. Fourth St., Suttons Bay. Respectfully submitted Jean Moen, Clerk

Public Notice

Notice to Creditors Decedent's Estate GT Band Tribal Court Case No.: 2023-3415-CV-SE Estate: Judge Kenneth W.K. Akini Estate of Julia Susan Hall Date of birth: 10/29/1955

TO ALL CREDITORS: *

NOTICE TO CREDITORS: The decedent, Julia Susan Hall, died 1/10/2019.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Sara L. Christensen, personal representative, or to both the GT Band Tribal Court at 2605 N. West Bay Shore Drive, Peshawbestown, MI 49882 and the personal representative within 4 months after the date of publication of the notice.

7/27/23

Sara L. Christensen
6048 S. 11 Rd.
Cadillac, MI 49601
231-942-0711

Peter H. Shumer P20411
325 S. Union St.
Traverse City, MI 49684
231-947-7160

Public Notice

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Leelanau County, starting promptly at 1:00 PM, on September 20, 2023. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. **MORTGAGE:** Mortgagor(s): Gary R. Hirs, Unmarried Original Mortgage: The Huntington National Bank Date of mortgage: November 23, 2005 Recorded on December 6, 2005, Liber 883, on Page 697, Foreclosing Assignee (if any): None Amount claimed to be due at the date hereof: Sixty-Two Thousand Eight Hundred Thirteen and 74/100 Dollars (\$62,813.74) Mortgaged premises: Situated in Leelanau County, and described as: The Easterly 830 feet of the Northwest quarter of the Northwest quarter of Section 27, Town 29 North, Range 13 West. Commonly known as 731 West Havka Road, Maple City, MI 49664 The redemption period will be 6 months from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if

your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice, The Huntington National Bank Mortgage/ Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 1504271 (07-20)08-10

Public Notice

Notice To Creditors Irrevocable Trust Brow Living Trust Dated October 26, 1995, As Amended Date of Birth of October 1, 1933 TO ALL INTERESTED PARTIES: Your Interest in the Trust may be barred or affected by the following: The decedent, Bernard A. Brow, whose last known address was 12670 North Cathlamet Point Road, Northport, Michigan 49670, died on June 17, 2023. By Trust Agreement dated October 26, 1995, and as amended, the decedent established the Brow Living Trust. Creditors of the decedent are notified that all claims against the trust estate will be forever barred unless presented to the Trustees, Lynn M. Brow, at 711 N. Mill Street, Northport, Michigan 49670, and Wendy F. Dean, at 12118 E. Woolsey Lake Road, Northport, Michigan 49670, within four months of the date of publication of this notice. Notice is further given that the trust estate will be thereafter assigned and distributed to the persons entitled to it. This notice is published on July 27, 2023.

Attorneys for the Trustee: Andrew K. Shotwell (P63159) Smith & Johnson, Attorneys, P.C. 534 E. Front Street, P.O. Box 705 Traverse City, MI 49685-705 (231)946-0700

Public Notice

Solon Township Parks Visioning & Planning Sessions Session 2 PUBLIC INVITED: Second session August 3rd & 3rd session September 7th 7:00 p.m. - 8:30 p.m. Solon Township Hall 9181 S. Kasson Street Cedar, Michigan SESSION GOAL: Verity agreement about the Community Park as the priority for future improvement and development. Hold discussion about what current features should remain within the park and what new elements to develop. STEPS ACHIEVED TO DATE: Township survey 2021. Find results at leelanau.gov/scoltwp2064836.asp Through donations, grants, and community support, new playground equipment was installed Summer of 2021. 5-year Parks & Recreation Plan 2022 - 2027. View at leelanau.gov/scoltwpord.asp Parks Public Forum held on January 19, 2023. Awarded a TC Rotary Grant for \$9,350. First visioning and planning session held July 6, 2023. Let your voice be heard!

Public Notice

Elmwood Township Planning Commission Notice of Public Hearing The following Public Hearing is scheduled for Tuesday, August 15, 2023, at 7:00 p.m. before the Elmwood Charter Township Planning Commission to consider: 1. SPR/SUP 2023-07. Request by Jim and Melissa Hill, regarding property at O S. Briar Dr., O E Pico Dr., and 10851 E. Grandview Rd., parcels 004-260-018-00, 45-004-280-019-00 and 004-028-122-00 for Hill Storage (Use: Seasonal outdoor storage of boats and recreation vehicles). A complete copy of the application is available at the Township Hall or online at www.elmwoodmi.gov. Regular Township business hours are Monday thru Friday, 9 am to 5 p.m. The public hearing will be held at the Elmwood Township Hall, 10090 E. Lincoln Road, Traverse City, Individuals can make public comment or submit written comments, in person, at the public hearing. Written comments may be submitted prior to the public hearing by mailing them to: Planning and Zoning Department, 10090 E. Lincoln Rd., Traverse City, MI 49684 or planner@elmwoodmi.gov. Written comments submitted prior to the public hearing regarding the application will be received until 5:00 p.m., August 15, 2023. Individuals planning to attend who require reasonable auxiliary aids should contact Connie Preston, Township Clerk at (231) 946-0921.

Public Notice

Synopsis of Suttons Bay Village Council Regular meeting held on July 17, 2023.

The meeting was called to order at 5:30 p.m., by President Luikke.

Present: Bahle, Case, Luikke, Smith, Suppes and Yoder. Quorum present.

Absent: Christensen

Council approved the agenda as presented.

Council approved the Consent agenda as presented. The Village Council Special meeting minutes of July 12, 2023 and the Village Council Regular meeting minutes of June 20, 2023 are approved. The payment of invoices is approved.

Council authorized the Village Manager to finalize discussions and enter a partnership with Green Suttons Bay and ReLeaf Michigan.

Council accepted the Planning Commission's recommended amendments as presented and found in Report V5B-2023-41, Section 9-2 Accessory Dwelling.

Council adopted the Marina Slip Rental Policy of 2023 effectively replacing the current Transient Slip Rental Policy.

Council adopted Resolution 3 of 2023, supporting Peninsula Housing, with an affirmative unanimous roll call vote.

The meeting adjourned at 6:21 p.m. A full copy of the minutes can be found on the Village website at www.suttonsbayvillage.org or a copy can be viewed at the Village Hall.

Submitted by Shari Fay, Village Clerk.

Public Notice

VILLAGE OF SUTTONS BAY ORDINANCE NO. Z-2023-4 (AMENDMENT 10 OF ORDINANCE 2 OF 2018) AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR THE VILLAGE OF SUTTONS BAY NOTICE OF ADOPTION At a regular meeting of the Village Council for the Village of Suttons Bay, Leelanau County, Michigan, held on July 17, 2023, beginning at 5:30 p.m., the following Ordinance was offered for adoption by Council Member Bahle and was seconded by Council Member Smith: THE VILLAGE OF SUTTONS BAY ORDINANCES: To amend Section 9-2 Accessory Dwellings to read as follows: A. Size. Accessory shall not exceed 800 square feet. B. Setbacks. Accessory dwellings are subject to the setback and height requirements for principal buildings within the applicable zoning district. C. Owner-occupancy. The owner of the parcel where an accessory dwelling exists shall reside on the property. D. Number. Only one (1) accessory dwelling unit shall be permitted per parcel. Section 2. Effective Date. This Ordinance shall become effective upon the expiration of seven (7) days after publication in the manner and as provided by law. A copy of the Zoning Ordinance is available at the Village Hall or on the Village website at www.suttonsbayvillage.org. The vote regarding the adoption of this Ordinance was as follows: YEAS: 6 NAYS: 0 ABSENT: 1 ABSTAIN: 0 Ordinance No. Z-2023-4 declared adopted.

Help Wanted

Volunteers Needed for Centerville Township Short-Term Rental Committee

The Centerville Township Planning Commission is exploring and evaluating the current and future status of Short-Term Rentals (STRs) within our township. To advance our goal, we are forming a subcommittee of the Planning Commission. Members of the STR Commission will assess the current state of STRs within the township, solicit input from the community, and evaluate options for defining and managing the role of STRs in Centerville Township. The Planning Commission is inviting township residents and property owners to consider joining the STR Committee. We are seeking to form a subcommittee that represents the diverse interests of our community including residents, owners of STRs, property managers, real estate professionals, etc. If interested please reach out to Joe Mosher at joe.mosher@gmail.com before August 15 to be considered.

LARSON DEREK & TRACY
10689 E PICO DR
TRAVERSE CITY, MI, 49684

HOWSER ANN J
10863 E GRANDVIEW RD
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA
12893 S BRIAR DR
TRAVERSE CITY, MI, 49684

WEESE ANNA M
12949 S SUNSET DR
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA
12893 S BRIAR DR
TRAVERSE CITY, MI, 49684

TUREK RONALD W & SANDRA L...
12945 S BRIAR DR
TRAVERSE CITY, MI, 49684

BRYANT RONALD & NANCY
10581 E GRANDVIEW RD
TRAVERSE CITY, MI, 49684

WEST BAY PROPERTIES LLC
12935 S WEST-BAY SHORE DR ...
TRAVERSE CITY, MI, 49684

BROWN JAMES A
18209 WINWOOD AVE
RIVERVIEW, MI, 48193

MASOTTA THOMAS & ELIZABET...
5144 PHEASANT TRL
ANN ARBOR, MI, 48105

TOWNSHIP OF ELMWOOD
10090 E LINCOLN RD
TRAVERSE CITY, MI, 49684

TOWNSHIP OF ELMWOOD
10090 E LINCOLN RD
TRAVERSE CITY, MI, 49684

BRYANT RONALD & NANCY
10581 E GRANDVIEW RD
TRAVERSE CITY, MI, 49684

YACHT HAVEN LLC
12930 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

ELZINGA GREG
12922 S BRIAR DR
TRAVERSE CITY, MI, 49684

KOSTRZEWA JAMES & AMY E
10857 E GRANDVIEW RD
TRAVERSE CITY, MI, 49684

MERRITT TRUST
10662 E PICO DR
TRAVERSE CITY, MI, 49684

WARES ROGER A &
246 E 11TH ST
TRAVERSE CITY, MI, 49684

WATT MELODEE
10669 E PICO DR
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA
12893 S BRIAR DR
TRAVERSE CITY, MI, 49684

JOHNSON LEE K & KATHYE
12945 S SUNSET DR
TRAVERSE CITY, MI, 49684

TUREK RONALD W & SANDRA L...
12945 S BRIAR DR
TRAVERSE CITY, MI, 49684

HILL JAMES W & MELISSA
12893 S BRIAR DR
TRAVERSE CITY, MI, 49684

BOURGEOIS RICHARD & SARA...
12969 S SUNSET DR
TRAVERSE CITY, MI, 49684

STEWART RODNEY H & DEANN...
12909 S BRIAR DR
TRAVERSE CITY, MI, 49684

KLP INVESTMENTS LLC
13056 S WEST-BAY SHORE DR
TRAVERSE CITY, MI, 49684

TUREK RONALD W & SANDRA L...
12945 S BRIAR DR
TRAVERSE CITY, MI, 49684

GRANDVIEW PARTNERS LLC
10869 E GRANDVIEW RD
TRAVERSE CITY, MI, 49684

THELEN BRYCE J
10670 E PICO DR
TRAVERSE CITY, MI, 49684

ASLESON DANIEL & REBECCA ...
51970 SAND POINTE RD
GRANGER, IN, 46530

TUREK RONALD W & SANDRA L...
12945 S BRIAR DR
TRAVERSE CITY, MI, 49684

ELZINGA ALLEN & CLAUDETTE
12910 S BRIAR DR
TRAVERSE CITY, MI, 49684

WARES ROGER A
10869 E GRANDVIEW RD
TRAVERSE CITY, MI, 49684

LEMMEN THOMAS W & DEBRA ...
608 MANDAN AVE
MELBOURNE, FL, 32935

Elmwood Township Fire and Rescue Department
10090 E. Lincoln Road, Traverse City, MI 49684
Station: (231) 941-1647 / Fax: (231) 941-9927 / Email: ktampa@elmwoodfire.org

SITE PLAN REVIEW

To: Planning Commission, Charter Township of Elmwood
Sarah Clarren, Planning and Zoning Administrator, Charter Township of Elmwood

REVIEW DATE: June 13, 2023 (amended 6/16/2023)

REVIEWED BY: Keith Tampa, Fire Chief

PROJECT NAME: Special Use Permit Application
LOCATION: 10651 & 10785 E. Grandview Road, Traverse City, MI 49684
PROP. TAX ID: 004-260-018-00, 004-280-019-00, and 004-028-122-00
APPLICANT: James and Melissa Hill, 12893 Briar Drive, Traverse City, MI 49684

SCOPE

This review applies solely to features allowing for a safe and efficient emergency response in consideration of life safety, incident stabilization, and property conservation and does not necessarily include the requirements or recommendations of other authorities. This review is for consideration by the Elmwood Township Planning Commission (Planning Commission) during its plan review process. Requirements or recommendations presented in this review are subject to approval or alteration by the Planning Commission or ruling authority.

ASSUMPTIONS

- The applicant will comply with all applicable federal, state, and local laws and building codes.
- All structures within this project are subject to review by the Leelanau County Department of Building Safety for determining occupancy classification, occupancy load, and additional life safety and fire protection requirements.
- Any conflicts between fire department requirements and recommendations and any law, ordinance, or code will be brought to the attention of the Elmwood Township Fire Chief for further review.
- All assumptions and recommendations are based solely on the fire department's review and perspective to life safety and hazard mitigation and do not necessarily include the requirements or recommendations of other authorities.

DEFINITIONS

- Exposure Any structure greater than 100 sq./ft. located within 50 feet of another. Exposures may impact water supply needs for fire suppression.
- Fire Department The Elmwood Township Fire and Rescue Department
- Township: The Charter Township of Elmwood, Leelanau County, MI
- Plan(s) All documents found under the "Reviewed Documents" section at the end of this site plan review

INTRODUCTION

This site plan review is being provide for consideration of a Special Use Permit application. The use is already in existence and there are no anticipated changes to the structures on the property. The property has existed as an outdoor storage facility and the applicant is attempting to bring the use in compliance with existing zoning.

The project is located in the neighborhood commercial area of the Township, at the intersection E. Grandview Road and Briar Drive., approximately 1 mile from the Elmwood Township Fire Station and 2.3 miles from a mutual aid fire station (staffed).

STRUCTURES AND EXPOSURES

There is a block building (1740 sq. ft. approx.) in the southwest corner of the property and a small outbuilding on the south edge along Grandview. (*Amended 6/16/23 – building is an enclosed trailer and not considered a structure for purposes of this review.*)

Boats and other commodities stored on the property are contained within a fence line. The portions of the fence appear to come within 50 feet of a residence in the southeast corner. Storage of boats and other items in this corner may create a fire exposure hazard to the neighboring residence.

FIRE APPARATUS ACCESS AND MOVEMENT

The project has access from both streets, Grandview and Briar. Grandview Road appears to serve as the primary access. Both driveways into the property are gravel with a “U”-shaped drive off Grandview.

Access – Buildings / Facilities

Fire apparatus access extends to within 150 feet (45 750 mm) of all portions of the facility and all portions of the exterior walls of the first story of all buildings. The main entrance, and designated fire apparatus access lane (FAAL), is the drive off of Grandview.

Turn Radius

Radii appear acceptable and should not impede access.

Gates and Fences

There is an existing fence that encompasses the perimeter and buildings. The fence creates the border for the storage area with gates accessible to fire apparatus on both Grandview and Briar. Gates are locked and can impede fire department access.

The interior of the main block building is accessible from outside the fence but access to the north and east exterior is impeded by the same fence.

Dead Ends and Turn Arounds

Fire apparatus access roads do not exceed the 150ft. in length and therefore do not require an approved turn-around. Fire apparatus will need to back out on to the associated road or may continue through the storage yard out on to the opposing road.

Grades

No issues noted.

Aerial Fire Apparatus Access

Not needed.

Bridges

No bridges are indicated on the plans.

The reviewed plans are **ACCEPTABLE** for fire department access and movement with the following recommendations:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and

clearances established in Section 503.2.1 shall be maintained at all times. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 220. IFC (2012) – Chapter 5 Fire Service Features – Section 503: *Fire Apparatus Access Roads*.

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the *fire code official*. IFC (2012) – Chapter 5 Fire Service Features – Section 506: *Key Boxes*.

LIFE SAFETY AND HAZARD CONSIDERATIONS

Life safety issues are not anticipated to be great, except when the stored boats may be occupied for maintenance or in transition from or to the facility. The greatest hazard is rapid fire spread from the closely stored boats and other items. Early notification of the fire department will be key to limiting fire spread and reducing any threat to nearby exposures.

The reviewed plan is **ACCEPTABLE** and does not impose an unusual burden to the fire department regarding life safety and hazard mitigation with the following recommendations:

Storage location. Storage should not be within 50 feet of the neighboring residence. (per request of the fire chief).

315.4 Outside storage. Outside storage of combustible material shall not be located within 10 feet (3048 mm) of a lot line.

Exceptions:

1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height.
2. The separation distance is allowed to be reduced when the *fire code official* determines that no hazard to the adjoining property exists. IFC (2012) – Chapter 3 General Requirements – Section 315: *General Storage*.

FIRE SUPPRESSION AND WATER SUPPLY

The project site is serviced by the Greilickville area municipal water system and has fire hydrants located in front of, and adjacent to the property.

Historic readings of the nearby supply main along S. West-Bay Shore Drive are in excess of 2000gpm at a higher residual psi (48psi) than required (20psi.) It is reasonably assumed that these hydrants, located within and in proximity to the Brewery Creek/Grandview loop off S. West-Bay Shore Drive, will be capable of meeting the site’s fire flow needs.

The reviewed plan is **ACCEPTABLE** and does not pose an unusual burden for fire suppression and water supply for the fire department.

SUMMARY

The details presented above are based primarily on the below referenced documents. My review found the site plan **acceptable** regarding emergency vehicle access, fire operations, and water supply. It is my recommendation that the applicant comply with the recommendations stated in the above narrative to support emergency response and hazard mitigation. Some of those recommendations may be subject to the building code and/or may need to be addressed during the appropriate phase of construction, require additional review, field inspection, or the submittal of certifying documents to the appropriate authority. Any changes in the presented documents not addressed above and that may impact emergency response and fire control shall be brought to the attention of the Fire Chief for further review.

REVIEWED DOCUMENTS

- Site Plan – Dontz Surveying & Construction (DSC), Date: 2/5/2023, Job No: 012023
 - Sheet 1 of 1.
- Leelanau County Web Site, Tax Parcel Viewer.

REFERENCE DOCUMENTS

- International Fire Code (IFC)

Reviewed By:

Keith Tampa / Fire Chief
Signature / Title

6/16/2023 (amended)
Date

For other documents pertaining to the proposed 'Hill Boat Storage' project, see pages 1 and 73 - 125 of the Planning Commission's 7/18 epacket

https://www.leelanau.gov/downloads/bp50c26_20230712_094139.pdf

Handwritten signature in blue ink.

**ELMWOOD CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

DECISION AND ORDER

Applicant: Jim and Melissa Hill
Hearing Date: April 5, 2023
Case Numbers: 2023-02, 2023-03 and 2023-04

PROPERTY DESCRIPTION

Parcel ID numbers are #45-004-260-018-00, 45-004-280-019-00 and 004-0288-122-00. The property is located in the Neighborhood Commercial Zoning District. The parcels are located at 0 S Briar Dr, 0 E Pico Dr, and 10651 E Grandview Rd, in Traverse City, Section 28, Elmwood Township.

APPLICATION

The Applicant seeks a 250' foot front yard setback variance for seasonal outside storage of recreational vehicles, boats, snowmobiles on trailers, and empty cradles. A portion of these properties have been used for said use since before the Township adopted zoning, but the property owners would like to expand the use. The areas of the desired expanded use within the pre-existing fence are shown on the plan submitted with the application.

As defined by the Zoning Ordinance, a setback is "The minimum horizontal unoccupied distance required by the zoning districts of this Ordinance between the lot line or the shoreline and the principal or accessory **building or structure**. The setback shall be measured at a parallel or tangent to the appropriate lot line. Where any lot line extends into an access easement or right-of-way, the setback shall be measured from the right-of-way or easement line" (emphasis added). That said, Section 9.8.F of the Ordinance includes additional requirements that must be met for 'seasonal outside storage of recreational vehicles, boats, snowmobiles on trailers, and empty cradles' which is a permitted use in the NC Zoning District, with a Special Use Permit through the Planning Commission. One of these requirements is that "The storage area is at least two hundred fifty (250) feet from the front yard setback line." In other words, the use has a setback requirement that the Hills are requesting a variance from.

The Board having considered the Application, a public hearing having been held on April 5, 2023, after giving due notice as required by law, the Board having heard the statements of the Applicant/Applicant's attorney and agents, the Board having considered letters submitted by members of the public and comments by members of the public, the Board having considered Exhibits and the Board having reached a decision on this matter, states as follows:

SPECIFIC FINDINGS OF FACT UNDER THE ELMWOOD CHARTER TOWNSHIP
ZONING ORDINANCE UNDER SECTION 12.6

The Board of Appeals may authorize specific variances from requirements of the Ordinance, with the exception of a use variance, provided **all** of the basic conditions listed herein and any one of the special conditions listed thereafter shall be satisfied.

1. Basic Conditions: A variance from this Ordinance:

a. Will not be contrary to the intent and purpose of this Ordinance.

- i. The Board finds that seasonal outside storage of recreational vehicles, boats, snowmobiles on trailers and empty cradles are a permitted use within the Neighborhood Commercial district (through a SUP) and therefore it will not be contrary to the intent and purpose of the Zoning Ordinance.

The Board finds that this standard has been met.

b. Shall not permit the establishment within a district of any use unless such use is authorized by this Ordinance.

- i. The Board finds the use is authorized under the Ordinance.

The Board finds that this standard has been met.

c. Will not cause a substantial adverse effect upon property, which includes, but is not limited to property values, in the immediate vicinity or in the district in which the property of the applicant is located.

- i. The Board finds that the request includes storing boats on properties where outdoor storage has occurred, in some capacity, since before zoning went into effect.
- ii. The property owner is attempting to comply with the Zoning Ordinance and seeking appropriate approvals to expand the use in compliance with the Ordinance.
- iii. There is a pre-existing fence onsite and the proposed storage will be located within the pre-existing fence.
- iv. The Board has not been provided with any evidence of substantial adverse effects.

The Board finds that this standard has been met.

d. Is not one where the specific conditions relating to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practical.

- i. The Board finds that the conditions relating to this property are not so general or recurrent in nature.
- ii. 0 S Briar Dr. is undersized and is irregularly shaped due to the layout of S Briar Dr. Further, 10651 E Grandview Rd is shaped like a parallelogram which impacts the front setback.

The Board finds that this standard has been met.

e. Will relate only to property that is owned or occupied, or where the applicant has equitable interest.

- i. The Board finds that the Hills own the properties in which they are seeking a variance.

The Board finds that this standard has been met.

f. Shall not be the result of a condition created by the applicant.

- i. The Board finds that while the properties housed a well-drilling business (pre-dating zoning), in some capacity, there was boat storage onsite.

- ii. The clearing of much of the land was done before zoning went into effect and before the Hills purchased the property.
- iii. The Hills did expand the use without the appropriate approvals, but are now seeking the appropriate approvals.

The Board finds that this standard has been met.

- g. Shall be assessed for the possible (precedential) effects, which might result from the approval or denial of the appeal and which would be contrary to the intent and purpose of this Ordinance.

- i. The Board finds that this is an extremely unique situation and is not aware of possible precedential effects.

The Board finds that this standard has been met.

- 2. When all of the foregoing basic conditions can be satisfied, a variance may be granted when one of the following special conditions can be clearly demonstrated:

- a. Where there are practical difficulties, which prevent carrying out the strict letter of this Ordinance. These difficulties shall not only be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land.

- i. The Board finds that this standard has been met.

- b. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district. Such circumstances or conditions shall have not resulted from any act of the appellant subsequent to the adoption of this Ordinance.

- i. The Board finds

The Board finds that this standard has / has not been met.

- c. Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.

- i. The Board finds

The Board finds that this standard has/ has not been met.

DECISION

MOTION BY Jim O'Rourke, SECONDED BY Jason Razavi to approve the Decision and Order as modified.

AND

to grant the Applicant's variance request for cases 2023-02, 2023-03, and 2023-04 based on the previously found Findings of Fact, with 1 condition.

CONDITIONS

- 1. The Zoning Board of Appeals is not granting approval for the proposed use, but for the required setback for the proposed use. As required by the Ordinance, the owner must apply for and obtain approval for Seasonal Outside Storage of Recreational Vehicles, Boats, Snowmobiles on Trailers, and Empty Cradles from the Planning Commission.

**Zoning Board of Appeals
Cases 2023-02, 2023-03, and 2023-04
Exhibit List**

- A. Elmwood Township Zoning Ordinance
- B. Zoning Board of Appeals application (submitted by Applicant) containing:
 - 1. ZBA Application Form
 - 2. Letter dated 3/1/2023
 - 3. 'Site Plan' (annotated) – Matthew Dontz – 1/10/23, last rev. 2/5/23
- C. Public Hearing Notice with Mailing List
- D. Aerial of surrounding area
- E. Letter from abutter Sarah Bourgeois dated 4/5/2023
- F. Decision and Exhibit List