



2021 Annual Planning Report

LEELANAU COUNTY PLANNING COMMISSION

Leelanau County Planning & Community Development Office
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County Planning Commission

Steve Yoder, Chairman
Representing Finance

Casey Noonan, Vice-Chairman
Representing Recreation

Melvin Black, Chair Pro Tem,
Representing Legal/Real Estate

Dan Hubbell
Representing Agriculture

Robert Miller
Representing Economic Development

Gail Carlson
Representing Tourism

Nathan Griswold
Representing Business

Tom Nixon
Representing Municipal Government

Melinda Lautner
Representing County Board
of Commissioners

Kim Todd
Representing Transportation

Amy Trumbull
Representing Education

Planning Staff

Trudy Galla, AICP, Director

Gail Myer, Senior Planner

Jenny Romo, Secretary

Leelanau County Planning Commission Annual Report

The 2021 Planning Report for Leelanau County, Michigan, was prepared pursuant to the requirements of Section 19 (2) of the Michigan Planning Enabling Act, Public Act 33 of 2008, which states:

“A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development”.

The planning commission and planning staff provided a range of services and reviewed and made recommendations on rezoning requests, text amendments, plans, and county facilities throughout 2018.

The Leelanau County Zoning Commission was established by resolution of May 13, 1968. The Leelanau Planning Commission Ordinance was established on January 13, 1970, and then both zoning and planning functions were combined with the Leelanau County Planning Commission.

In 2011, the County Planning Commission developed and adopted an Ordinance to create a Planning Commission for the County of Leelanau as authorized by Public Act 33 of 2008, as amended, being the Michigan Planning Enabling Act. The County Board of Commissioners approved this Ordinance in May of 2011.

The planning commission is appointed by the Board of Commissioners and its members include one (1) member of the County Board, and ten (10) members appointed to represent different interests across the county as approved in the 2011 Ordinance. The commission holds regular (monthly) public meetings to review development and planning items, per state statutes.

The commission prepares an annual Capital Improvement Program (CIP) listing an inventory of assets, along with a list of proposed projects during the CIP six-year period. The commission also prepares updates to the **Leelanau General Plan**, a Plan for guiding growth in Leelanau County. In 2019, the commission began training sessions for local appointed and elected officials, as well as interested citizens.

2021 Planning Commission Projects & Activities:

- ◆ Reviewed 10 zoning ordinance amendments, 3 rezoning requests and one proposed Zoning Ordinance.
- ◆ Completed work on the *Capital Improvement Program* for implementation in the 2022 budget process by the Leelanau County Board of Commissioners.
- ◆ Participated in Parks & Recreation Committee, Education Committee, and Housing Action Committee meetings.
- ◆ Hosted a Planning & Zoning For Solar and a Michigan Right to Farm Act/Farm Market GAAMP Workshop.
- ◆ Approved a letter of support for the Homestretch/Marek Rd. housing project.
- ◆ Attended local township and village meetings. (in person and via ZOOM)

Training:

Various Commissioners attended online trainings and webinars in 2021 such as the Housing Summit and trainings offered through the Michigan Association of Planning.

Mary Reilly, AICP, Government and Public Policy Educator, Michigan State University Extension held a Solar Energy and Right to Farm Act training, to a large number of attendees. This training was well received by attendees and the county planning commission will plan similar sessions in the future.

Staff and the Planning Commission will continue to review opportunities for trainings and resources, particularly those that can be brought before appointed and elected officials.

Planning Staff provide:

- ◆ Oversight of the state mandated Solid Waste Management Plan, including the tire recycling collections, household hazardous waste and electronics collections, and document shredding.
- ◆ Oversight of the Leelanau County Brownfield Redevelopment Authority.
- ◆ Oversight of the Housing Action Committee (HAC).
- ◆ Participation in the Leelanau County Land Bank Authority.
- ◆ Administration of the Leelanau County Address Ordinance, since December of 1989.
- ◆ Administration of the County's Housing Programs. (*Note: State grants for housing rehabilitation are no longer available so this will reduce the county's housing rehabilitation services after 2021.*)
- ◆ Digital projects for aerial photos, scanning and other mapping services.
- ◆ Participation in Damage Assessment Team for Emergency Operations.
- ◆ Director Galla serves as the Leader for the Damage Assessment Team for Leelanau County, and Senior Planner Myer serves as a member of the Damage Assessment Team.
- ◆ Director Galla serves as Administrator for the Remonumentation Project for Leelanau County.

Staff prepared staff reports, agendas, minutes, and agenda items for the planning commission meetings, committee meetings, and for training sessions/workshops.

The following commissions and boards were served by staff in 2021:

Planning Commission and sub-committees
Brownfield Redevelopment Authority (LCBRA)
Land Bank Authority (LCLBA)
Solid Waste Council (SWC)
Housing Action Committee



Grant Administration

Implementation of new grants in 2021 included: EGLE Tire Recycling Grant (\$4,200), Remonumentation Grant (\$28,562), the Recycling Partnership Grant (\$27,456) as well as 2% allocation funds received from the Grand Traverse Band of Ottawa & Chippewa Indians for tire recycling and aerials.



In 2021 the County Planning Commission welcomed new members Amy Trumbull, Kim Todd and Nathan Griswold. Staff welcomed new planning secretary Jenny Romo in April.

STAFF NEWS

Director Galla co-presented an online session on Brownfield Plans and Tax Increment Financing for local townships and villages and did a presentation to the Maple City Lions Club on recycling. Galla and Myer presented the Planning Department update to the County Board in December. Galla also joined the Zoning Reform Advisory Committee through the Michigan Association of Planning, focused on zoning changes to improve the availability of housing.

Galla received the President's Award from the Michigan Association of Planning (MAP). The award was presented over a zoom session as the MAP conference was held virtually in 2021.

