

**A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, OCTOBER 24, 2023, AT THE LEELANAU COUNTY GOVERNMENT CENTER.**

Proceedings of the meeting were recorded and are not the official record of the meeting. The formally approved written copy of the minutes will be the official record of the meeting.

**CALL TO ORDER** Meeting was called to order at 5:31 p.m. by Chairman Yoder who led the Pledge of Allegiance. The Meeting was held at the Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI.

**ROLL CALL**

**Members Present:** S. Yoder, T. Nixon, C. Brown, M. Black  
R. Miller, M. Lautner, R. Brush

**Members Absent:** B. Fenlon, T. MacDonald  
**(prior notice)**

**Members Absent:** C. Noonan

**Staff Present:** T. Galla, Director, G. Myer, Senior Planner

**Public Present:** None

**CONSIDERATION OF AGENDA**

*Motion by Lautner, supported by Miller, to accept the agenda as presented. Motion carried 7-0.*

**CONFLICT OF INTEREST**

Lautner mentioned that she owns quite a bit of property in Long Lake Township. Members agreed this was not a conflict of interest.

**PUBLIC COMMENT** – None.

**STAFF COMMENTS**

Galla mentioned a webinar on manufactured housing parks and state laws allowing the people that live there the opportunity to purchase the park if it ever goes up for sale. There are certain regulations that allow the property owners to stay there and buy the park. It is then called an ROC (resident owned community). Michigan is one of many states that do not have laws pertaining to this. Galla continued, saying that a lot of these parks are being bought out and used as short-term rentals, which forces the residents out of their homes.

**CONSIDERATION OF SEPTEMBER 26, 2023 MEETING MINUTES**

*Motion by Nixon, supported by Brown, to accept the minutes as presented. Motion carried 7-0.*

**OLD BUSINESS** – None.

**NEW BUSINESS**

PC13-2023 Long Lake Township Master Plan Review

Galla reviewed the staff report saying that a copy of the draft plan was sent out a couple times prior to the meeting tonight to allow members plenty of time to review it. The request was received on September 22, and the review period for an amendment is 42-days. The township has sent this out as a 63-day notice period which is what you do for a brand-new plan and there is nothing wrong with that. It actually allows the public more time to review it, but by law, since it is an amendment, they only had to do a 42-day review period.

Galla continued, saying staff provided some information on what a plan is, how often it needs to be reviewed and the appropriate action that needs to be taken. Staff has included comments regarding grammar and things that don't seem to make sense. The township talked about regulating single family homes as it pertains to second kitchens and guest suites. Is there a different way to define and regulate single family homes? This may be an opportunity to open up additional housing or accessory dwelling units. On page 70, the Objectives listed under GOAL 15 might be better accomplished by a non-profit organization rather than a government agency. Galla complimented the township on the maps and charts used throughout the document and said some of the maps were missing the north arrow, and the scale. Some of the figures and charts, and even some of the maps are missing the "source" cited. If someone were to pull one of these out of the plan to use, they wouldn't have that information.

Galla continued, mentioning the development of a transportation plan and suggested the township consider addressing the safety and traffic concerns at the M-72 location of Jacobs Farm/Gallagher's Market. Also, page 90, h. Develop a Cemetery Plan. What would be the purpose for the Cemetery Plan? Is it documentation or another purpose? Galla referenced Appendix 1: Opinion Survey Results, and said staff suggests including the date of the survey and how it was administered, mailed or online. Who prepared the survey? In conclusion, Galla said staff did not find the plan to be inconsistent with the Leelanau general plan or surrounding plans.

Lautner questioned the expansion of the village center and said it will be interesting to hear how the public feels about this. The public has become very informed and vocal since the Dollar General store is going in there.

Miller suggested using a different pattern for the bar chart used on page 24 showing the population growth in various townships. The various shades of blue that they used are very hard to decipher. The two maps on page 41 should be separated out and have one map to a page, oriented the same as the other maps in the plan for clarity. Not everyone can read maps well and this will help. Miller continued, saying on page 62 the language regarding goals under Woodlands and Natural Areas is vague. Also, Goal 1, e. identify what? Goal 1, f. invasive species of what? Miller said the outline form on the goals seems to be inconsistent. This should be reorganized so that it is all similar. In conclusion, Miller said overall, the document is well done.

Nixon said overall it was a very complete document and he got entangled and intrigued with all of the history. Not only the timelines, but the content itself. It is a very impressive document with a variety colors and pictures. The page numbering was a little confusing at first. He also noticed that some of the maps were missing the north arrow. There were times he wasn't sure which direction was north on some of the maps. He agrees with Miller regarding the two maps on page 41 and the shades of blue used on page 24. Nixon suggested

highlighting “Long Lake Township” on the charts on pages 24 and 31 so you know right away which one you are comparing the numbers to because sometimes it is at the top and other times it is in the middle.

Black questioned if the Dollar General Store was addressed in the plan. Lautner said that district is already zoned for business, so if, when Dollar General came in, all they did was what was allowable without going for any kind of approval, the planning commission didn’t have any choice other than to allow it.

Brown stated he found this to be an easy read. He also found the grammar errors same as staff. Figure 3.3 Age Cohorts 2010-2019, on page 26, you can’t really differentiate them in the graph. Same with the graphs and pie charts on page 48, the two grey colors are hard to distinguish. The map on page 52 shows four different land use plans, but there are five different colors used in the map. On page 63 there are two different “Goal 5”, and one is not underlined like the rest of them. Brown said the transportation part looked good and he is pleased with what was written. On page 68, k., last sentence needs “to” before the word “develop”. He suggests adding a “f” under Goal 9, to address working with developers to include interconnected nonmotorized paths through subdivisions. The township has a lot of subdivisions that are right next to each other and this would limit the number of pedestrians coming out onto the main roads.

Yoder said his concerns have been mentioned, such as the graphs and table being hard to read because of the colors used. The document was very enlightening and kept the reader involved. He commends the township.

Brush stated that on pages 43 and 44, Zillow was used as the reference and that is not a reliable source. They could call TAAR or Aspire North Realtors to get accurate numbers.

***Motion by Nixon, supported by Miller, that the Long Lake Township Master Plan is consistent with the Leelanau General Plan, to forward the staff report, minutes and all comments to the Long Lake Township Planning Commission. Motion carried 7-0.***

## **REPORTS**

Housing Action Committee – No report given.

### Parks & Recreation

Lautner reported that they have had a hard time spending their capital budget this year for reasons out of the Parks & Receptions control. It is a small budget and they have most of it left, so they are going to ask the County Board to allow them to roll it over to next year which would almost double their capital outlay for 2024. If they can’t, they will be way behind on their projects. Usually, if it is not used, it goes back into the general fund. Lautner mentioned the 1-mile walking loop they have been working towards at Myles Kimmerly Park, the tennis courts need to be redone and they get a lot of requests for pickle ball courts. They are working on the gazebo at Old Settlers Park, a pavilion to offer shelter and restrooms at Veronica Valley and possibly repave the parking lot at some point.

Brown asked about the decommission of the septic system across from Myles Kimmerly Park. Lautner said it was in the works, the system is still in use because the brand-new septic field that the nursing home installed hasn’t been hooked up yet. Lautner said there is still some interest from the Kasson/Cleveland Township Board to purchase part of a parcel, that the park owns, for a second fire barn for the Cedar Fire and Rescue. This would give them an east/west corridor, the nursing home and

school nearby, and also the sports fields. There was a lot of opposition from the neighbors, and the Parks & Recreation is also opposed.

**REPORTS from LCPC members**

Brown reported that the road commission is finishing up Marek Rd. and will be getting it paved this year. The paving is complete on Cedar Rd. south of the light. They are just waiting on the guard rail and the striping contractors. There will be turn lanes on both the north and south side of that light along with right turn and through lanes. Brown said he will be attending the Housing North Summit on Thursday and Friday. Lautner said Goodrich Rd. back in the day had a giant tree in the middle of it that you just went around, so some improvements have been made over the years.

**COMMUNICATIONS** -None.

**PUBLIC COMMENT** – None.

**STAFF COMMENTS**

Galla mentioned that she will also be attending the Housing North Summit and that planning secretary Jenny Herman will be on vacation and is travelling to Texas to visit her family. Staff is done with the HHW collections for the year. Next year they will be moving one of the tire and mattress collections to Peshawbestown per their request. They have been really good sponsors of anything related to the environment so staff was happy to do that.

**COMMISSIONER & CHAIRPERSON COMMENTS**

Lautner said she was told that Long Lake Township doesn't have any agricultural representation on the planning commission, so if anybody knows of someone who would be interested, please have them submit their application.

Nixon informed members that he had resigned as Supervisor of Suttons Bay Township effective October 31st. He has served the public for about 55 years, around 20 years in this area. He has worked a lot with arrogant, insulting, citizens, and has had no problems working with them in the past. That kind of negative behavior and the time it required to repeatedly address them, took him far too often from his personal objectives and reduced his overall enthusiasm for the role. At his age, it's time to think about his wife, his health and spirit. The Suttons Bay board appointed a new supervisor, Doug Periard, who has been serving as a trustee for a little over a year and a half, and Nixon thinks he will do a fine job.

Yoder commented that Sutton Bay is going to miss Nixon's calm demeanor.

**ADJOURN**

Meeting adjourned by consensus at 6:23 p.m.