

A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, SEPTEMBER 22, 2020, 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 5:30 p.m. by Chairman Goldschmidt who led the Pledge of Allegiance. The Meeting was held at the Leelanau County Government Center, 8527 E. Government Center Dr., Suttons Bay, MI and via ZOOM.

ROLL CALL

Members Present: R. Miller, T. Nixon, S. Yoder (6:01), M. Lautner, D. Hubbell, C. Noonan
(via ZOOM)

Members Present: V. Goldschmidt, E. Winkelman, D. McCulloch, G. Carlson
(At Government Center) M. Black

Members Absent: None.
(prior notice)

Staff Present: T. Galla, Director, G. Myer, Senior Planner
(At Government Center)

Public Present: Mike Dietrich.
(via phone)

CONSIDERATION OF AGENDA

Motion by McCulloch, seconded by Black, to accept the agenda as presented. Motion carried 10-0.

NOTE: Ten members present at this time.

CONFLICT OF INTEREST – None.

PUBLIC COMMENT

Chairman Goldschmidt announced the call-in number, and Mike Dietrich called in.

Dietrich stated he was present, representing Laketon Orchards, LLC, to answer any questions.

STAFF COMMENTS

Galla updated members on the final tire collection which was held on September 19th. They had a few no-shows, but were still able to collect just under 900 tires. The tire collections will be revised next year in hopes of collecting even more. Galla continued, the final HHW & Electronics, and shredding, Collections will be October 3rd in Elmwood Township and October 24th at the Government Center. Also, ZBA training via ZOOM is scheduled for the 23rd of September.

CONSIDERATION OF AUGUST 25, 2020 MEETING MINUTES

Motion by McCulloch, seconded by Carlson, to accept the minutes as presented. Motion carried 10-0. NOTE: Ten members present at this time.

NEW BUSINESS

Recommendations from Housing Action Committee (HAC) – Resolution & Partnership

Goldschmidt said “County Planning Commission” will replace “HAC” throughout the document.

Lautner questioned removing the HAC completely from the resolution. She suggests “Planning Commission by recommendation of the HAC.” Galla suggested amending the last section to include that language, and also add “the Planning Commission endorses.” Goldschmidt stated the “HAC” should still be removed from the top and replaced with “Planning Commission.”

Motion by Lautner, seconded by McCulloch, to approve the Leelanau County Housing Action Committee Resolution #PC02-2020.RES, as amended, to include the following language “NOW, THEREFORE, BE IT RESOLVED, that the Leelanau County Housing Action Committee recommends and the Leelanau County Planning Commission endorses...”. Motion carried 10-0.

Lautner continued, saying the HAC wishes to support Housing North, with a \$1,000.00 summit partnership.

Galla noted there is \$2,000 in the budget under contractual services that could be used toward this cost.

Motion by Lautner, seconded by McCulloch, to approve \$1,000.00 summit partnership in support of Housing North. Motion carried 10-0. NOTE: Ten members present at this time.

Lautner mentioned Sleeping Bear Gateway Council presented at the last HAC meeting, which is worth checking out.

Application – Farmland & Open Space Preservation Program (Laketon Orchards LLC)

Galla reviewed the staff report, stating applications to enter into these agreements were done in the late 1980’s and early 1990’s. In the past, the concern was tying up these farms for 50 to 90 years because it not only affects that generation, but the next generation as well. This request is to place approximately 133 acres into Farmland Preservation with the State for a period of ten (10) years. The maximum term allowed is 90 years and the township will make the final decision on this application. Galla continued, the applicant states there are no tax liens on the property, they own the mineral rights, and they are a Limited Liability Company. The agricultural enterprise is fruit with 110 acres in cultivation and 23 acres in other (swamps and woods, etc.). After talking with the applicant, Galla learned that there is not a house on this parcel, it is on the neighboring property. The entire county has 3,684 acres in the program, with 580 acres being in Leland Township. Galla mentioned the Leelanau Conservancy also has a program for similar types of agreements, with over 5,000 acres of farmland in the program. Galla concluded by noting the parcel number on the application is not correct, the correct parcel number is 45-009-012-001-50.

Motion by Black, seconded by Noonan, to recommend accepting this application into the Farmland & Open Space Preservation Program.

(Yoder present via ZOOM)

Miller pointed out that the property is identified two different ways and this may be a source of future problems. The township Master Plan identifies this area as “Farm Forest” on the Future Land Use Map and on the Agricultural Preservation Map it is identified as “Active Agricultural”.

Winkelman asked what crops will be grown on the property. Dietrich said they removed sweet and tart cherries and will plant apples in the spring of 2022.

Members questioned the different tax number and Galla replied that when a split is done, the old tax number is ‘retired’ and new numbers are assigned. The tax number staff listed is what is on file at the county.

Motion on the table carried 11-0.

Elmwood Township Text Amendment – Definitions

Galla briefly reviewed the staff report saying the township has been working on the definition of “net density” for some time, according to their minutes, and the amendment to the definition of “Wetlands” more closely reflects what state law has for a definition.

Motion by McCulloch, seconded by Winkelman, to forward staff report, minutes, and all comments to Elmwood Township Planning Commission. Motion carried 11-0.

Outreach to Townships & Villages

REPORTS

Education Committee

Yoder mentioned the ZBA training scheduled for the 23rd, at 5:30 p.m., via ZOOM.

Housing Action Committee – Nothing to report.

Parks & Recreation Committee

Lautner mentioned cleaning weeds in the pond, and cleaning the trails at Myles Kimmerly Park.

Reports from LCPC members of attendance at township/village meetings, or other meetings/training

COMMUNICATIONS – None.

PUBLIC COMMENTS – None.

STAFF COMMENTS

Galla reminded members to call the Planning Department to sign up for one of the HHW collections or the ZBA training. Also, they applied for a grant, through the county’s insurance carrier, to pay half the

cost of new aerals next year. She will also be taking a request to submit to the County Board for another EPA Grant for brownfield assessment funds. The county hasn't received funds in quite a few years, so we are now considered a new grantee again, which may boost our chances.

COMMISSIONER & CHAIRPERSON COMMENTS

Winkelman said Bohemian Rd. opened after Labor Day and the bridge in Lake Leelanau is getting close to being done. He also addressed comments he submitted regarding "Item C", under "New Business". Affordable housing for seasonal workers is critical and he suggest Sugar Loaf as a possible solution. The only way for the county to gain control of Sugar Loaf is by eminent domain. Winkelman continued, saying the owner is using it as a cash flow shelter for their other investments. It has been over twenty years and nothing is getting done there, action needs to be taken.

Lautner stated that there is still interest in tire recycling. Goldschmidt concluded by thanking Lautner for making them aware of the actions of the HAC and stated they want to support the committee.

Meeting adjourned at 6:23 p.m.