

**A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, OCTOBER 26, 2021, 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.**

Meeting was called to order at 5:30 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, M. Black, R. Miller, T. Nixon, M. Lautner, A. Trumbull, G. Carlson

**Members Absent:** D. Hubbell, K. Todd, C. Noonan, N. Griswold  
(prior notice)

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

**Public Present:** S. Patmore, Leelanau Township (5:45pm)

**CONSIDERATION OF AGENDA**

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

**CONFLICT OF INTEREST** – None.

**PUBLIC COMMENT** – None.

**STAFF COMMENTS**

Galla mentioned the training session with Mary Reilly and stated that it was being viewed online and she felt the event was a success. Galla continued, saying the HHW & Electronics Collections were done for the year. The collection held in Peshawbestown, on a Monday, was very successful and they will be holding it on a Monday again next year.

**CONSIDERATION OF AUGUST 24, 2021 MEETING MINUTES**

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

**NEW BUSINESS**

**PC12-2021-08 Leelanau Township – Rezoning Ag. To Res 1 or Res. 2.**

Myer reviewed the staff report stating the request was received on October 19 and the last day of review under the 30-day review period was November 18, 2021. The requested action was to review and comment on a rezoning request in Leelanau Township for approximately 11.27 acres from Agricultural to Residential 1 or Residential 2. The subject parcel is located on the north side of Melkild Rd., adjacent to a parcel owned by the Northport Public School and abutting the Village of Northport

limits on the east side. The existing land use is residential with a farmhouse on wooded land that was previously farmed. Myer continued, pointing out the surrounding zoning and land use. Zoning to the north is Agricultural and Residential Conservation with single-family dwellings. Zoning to the south is Residential 1 and Commercial. To the east, the zoning is Rural Residential and the Northport School soccer fields. To the west is Agricultural with a single-family dwelling.

Myer continued, saying the Leelanau Township Future Land Use Map calls for High Density Residential in this area which includes three R3 districts which provide a variety of high-density residential developments. The Leelanau General Plan describes the location of the subject property as Urban Center and Chapter 4, encourages a Balanced Growth Strategy including encouraging compact development with common open space.

Myer continued, saying that a public re-hearing of the prior public hearing on June 17, 2021, was held on August 26, 2021. Township minutes indicate that possibly not all property owners were notified of the public hearing and it was decided to hold another public hearing to resolve any potential problems. The township minutes from August 26, 2021 indicate a letter was received from a neighbor in favor of the rezoning to R-1. Myer said it is important when reviewing rezoning requests to look at the current uses, the uses allowed in the proposed zoning district, the Master Plan, and the surrounding uses and zoning districts. This stretch of E. Melkild Rd and W. Third St. includes Agricultural on the north side of the road, and Residential 1 and Governmental on the south side. Myer mentioned some of the current permitted uses and permitted accessory used in the Agricultural district: one single-family dwelling per ten-acre parcel, agricultural activities, non-intensive livestock operations, home occupations and businesses, bed and breakfast operations and roadside stands. Also, some of the permitted uses in the proposed Residential 1 and Residential 2 zoning district: single-family detached, two-family detached, home occupations, home business and bed and breakfast.

Myer continued, saying the Leelanau Township Future Land Use Map calls for High Density Residential for the subject parcel. High Density Residential includes three R3 districts which are to be located on or with public access to major thoroughfares and close to the Villages of Northport and Omena or in locations where they can serve as transition zones between commercial or light industrial uses and less intensive residential areas. R3 developments shall have increased setback from primary public roads. The driveway access to an individual lot shall be restricted to an interior street or service drive. Lot size specifications are a function of the availability of public or approved common water and sanitary systems. The Leelanau Township Planning Commission found that the subject property did not meet the current definition to qualify for High Density Residential.

Myer said staff had not seen a prior request from an applicant asking for a rezoning to either one or another type of zoning. Usually, the applicant requests a rezoning of a parcel to another specific zoning district. It does not include two choices, with the township deciding the specific rezoning district. Myer also noted that it looked like the applicant was proposing five divisions of the subject parcel, one for the existing home.

Myer pointed out that the draft ordinance submitted for review by the township includes Bingham Township language under Part 2: Severability, Part 3: Effective Date and at the top of page 2 and should be corrected to say "Leelanau Township".

In conclusion, Myer said the township planning commission appears to have done a thorough job of reviewing this request, the requirements of the zoning ordinance, and putting together the Findings of Fact before making a recommendation to the Township Board to approve rezoning of the subject parcel. Galla read commissioner Griswold's comments which were submitted prior to the meeting.

"I support the rezoning to add more development sites with the condition that the developer/owner is

required to limit the number of trees that are cut down, that green stormwater infrastructure is utilized to manage stormwater runoff and also only native landscaping is utilized. Limiting law are is also a good way to increase biodiversity for plants and animals as well as reduce chemical fertilizers being used. The increased density should come with these deed restrictions if possible.”

Galla stated that she informed Griswold that if these requirements were not already in the zoning ordinance, the township would not be able to enforce them on the developer.

Lautner questioned if one house was currently on the parcel which was all that is allowed on a 10-acre parcel under the current zoning. Galla spoke regarding the rezoning request to either R1 or R2 and said it was unusual. Usually, an applicant asks for a rezoning to a specific district. If it is not approved, the applicant can come back and ask to be rezoned to another district. Lautner didn't think the rezoning was too much to ask for this parcel.

*(Patmore present)*

Miller stated that he knew the split approval was not what they were reviewing, but, one parcel looks like it would be landlocked. Patmore said they were not looking at lot lines as part of the township review. There is a road that goes back to the golf course and the owners think they have access. They would have to come back with a land division and prove they have access.

Nixon commended Patmore for his work and said Patmore's work is always thorough and complete. Nixon continued, saying the idea of developing multi-housing that close to the village was a good plan and he is glad to see that property being used for residential housing. Black said he likes the size of the property, so often houses are crammed together. Carlson stated that it abuts the residential district, so it would be a good fit. Yoder said the township did a thorough job. It fits well and it is a great project.

***Motion by Nixon, seconded by Miller, to forward staff report, minutes and all comments to Leelanau Township Planning Commission. Motion carried 7-0.***

### **Member Terms Expiring**

Galla mentioned that Yoder, Black and Noonan all have terms that are expiring. Black is finishing out a partial term. Black said he did contact Laurel Evans and let her know he was interested in continuing. Galla explained the method of recommending appointments to the County Board. Yoder said he was also interested in continuing; he has one 3-year term left. Lautner doesn't think the County Board will have a problem reappointing Noonan, or anyone who hasn't used up their term limits. In the past, they might have pulled someone off due to representation not being spread evenly throughout the county. Lautner concluded by saying that it does help the County Board when recommendations are made.

***Motion by Nixon, seconded by Miller, to recommend the reappointment of Noonan, Yoder, and Black, pending confirmation from Noonan he wishes to be considered for reappointment. Motion carried 7-0.***

### **REPORTS**

#### **Education Committee**

Nixon stated the training was well received. Suttons Bay Township had several planning commission members who attended and the information was carried back to their next township meeting. They will be reviewing solar at their next meeting. Galla mentioned Ryan Coffey Hoag who is the President of GAAMP's and stated that they may want to keep him in mind for a future session.

Lautner mentioned a comment made to her, that Reilly glossed over some of the “issues” brought up regarding solar. She thought the farm market part was very good and Ryan Coffey Hoag explained his answers very well. Lautner said this would be a good topic to repeat again in the future. Yoder commented that the majority of the people were there for the farm part of the session.

Discussion ensued on a spring session topic.

Lautner said the training could be a two-part session. A lot of the questions touched on the value-added piece and she thinks that would be a good angle to go down. Not just farm markets, but also wineries, tasting rooms, get into the weeds more. How to start selling things like jams, or pastries. Nixon mentioned the questions raised during the training session regarding selling lavender and said they were very interesting. They opened the door to other questions. Nixon stated that so much of our county is agricultural, another session in the spring on this would be well worth it. They spend a lot of time in his township discussing how they can support their farmers. It is even a major statement in their Master Plan. It would be interesting to draw in a number of farmers to have a discussion on what it means to be a part of this community and what can your local body of government do to protect, enhance and promote farming activities. Tourist activities or regular farming activities, is what this county is all about, which spins off into the tourist industry because everyone wants to enjoy the vistas which are farmland. Members agreed early April would be a good time to hold the spring training session.

#### Housing Action Committee

No meeting held.

#### Parks & Recreation Committee

Lautner reported that Veronica Valley Park has a new pathway around the old putting green that is eight foot wide, barrier free, and handicap accessible allowing access to the water. They have asked the county to give them up to \$200,000.00 to begin a one-mile loop at the Myles Kimmerly Park which would circle the ball diamonds, and ideally be paved. Tree debris and logs were also cleaned up there this summer. They are hoping to purchase a piece of playground equipment for Old Settlers Park to be put in place next spring. Lautner concluded by saying the pond at Veronica Valley was restocked with fish even though they didn't have their fishing day event.

#### **Report from LCPC members of attendance at township/village meetings, or other meetings/trainings.**

Nothing to report.

**COMMUNICATIONS** - None.

**PUBLIC COMMENT** - None.

#### **STAFF COMMENTS**

Galla said the 2021 aerials were flown this spring and will be in by the end of the year. She mentioned all of the land changes since 2017. Also, next year the Solid Waste Council (SWC) is hoping to get 2% funds for tire and mattress recycling. The mattress collection would be similar to the tire collection. Appointments will be required, as they are for all collections, and a small fee will be charged per/mattress. The SWC approved the requests and the County Board will be reviewing them next

month. Housing North held their annual Housing Summit last week and Galla recommended watching the keynote speaker who is an author and reporter and was outstanding. Galla continued, saying the bills on short term rentals are on the fast track again. These would allow short term rentals in all residential districts with no regulations by any communities. Regardless of how you feel about this, you can share your thoughts or concerns with your legislator.

Carlson inquired about finding a new recycling site in Suttons Bay. Galla said they are looking at the Road Commission property as a possible site, but it will take a while. Any site they are eventually able to locate will take time to get up and running. Some residents were surprised to see it gone and thought there should have been notification that it might be closing. Galla pointed out that the *Leelanau Enterprise* had been covering the possible closure since June. She has been receiving some suggestions from residents for a new site, including the Government Center campus as a possible site. All of the suggestions will be discussed at the SWC meeting next month. Nixon questioned if extra bins could be added to the Peshawbestown site and Galla stated that had already been done. Some of the bins also went to the Leland site. They are limited at each site to a certain number of bins though. Lautner said the Cedar site has a small bin off to the side now. Galla stated that was a special bin put in place for a resident who is not physically able to put items up into the larger bins.

Discussion ensued on curbside recycling.

Galla stated that when the SWC surveyed residents using the recycling sites, the majority did not want curbside. Those that do want it can contact Green For Life (GFL) or another hauler to check on the cost to pay for it themselves. It is just not feasible for the county to fund it through our recycling funds.

## **COMMISSIONER & CHAIRPERSON COMMENTS**

Nixon mentioned the President's Award which Galla received from the Michigan Association of Planning and stated that it was nice to know that others recognized her brilliance.

Lautner added that she had the opportunity to work with Galla when she was the interim county administrator a few years ago and she rises to the top when it comes to the administrators she has worked with in the county. Lautner said the county board was a tough board because they ask a lot of questions and get into the details. Galla would come before the board and sometimes the board would say "yes" and sometimes "no", but Galla's demeanor would never change. You couldn't tell if she was disappointed or happy. Her professionalism still strikes her to this day and how well she did at that position. Yoder echoed the comments and stated it was an honor working with Galla.

Galla thanked everyone for the kind words.

## **ADJOURN**

*Meeting adjourned at 6:27 p.m.*