

A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, JUNE 27, 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 5:30 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, T. Nixon, M. Black, C. Brown, T. MacDonald
B. Fenlon, M. Lautner, R. Brush, R. Miller, C. Noonan

Members Absent: A. Trumbull
(prior notice)

Staff Present: T. Galla, Director

Public Present: D. Allen, County Administrator

CONSIDERATION OF AGENDA

Motion by Noonan, seconded by Fenlon, to accept the agenda as presented. Motion carried 10-0.

CONFLICT OF INTEREST – None.

PUBLIC COMMENT

Allen thanked members for their efforts and commended the commission and Galla along with her staff for all their work. Allen said it is the intent of the County Board to review the CIP document and she hopes it is used more as a planning tool going forward. .

STAFF COMMENTS

Galla reported that the tire and mattress recycling collection on Friday went well, as did the HHW collection held on Saturday.

CONSIDERATION OF MAY 23, 2023 MEETING MINUTES

Motion by Miller, seconded by Lautner, to accept the minutes as presented. Motion carried 10-0.

NEW BUSINESS

2024 -2029 Capital Improvements Program (CIP) DRAFT

Galla reviewed the CIP and changes from what was sent in the agenda packet. She reviewed potential action the commission could take on the document, and recommendation they could consider sending

to the Board of Commissioners.

Allen said sometimes departments will not know what is coming forward from other departments or what impacts those will have. All of this is taken into consideration, and part of responsibilities for the finance director is to review all grant applications. Allen said they may be looking at an opportunity for a grant writer. Galla is working on a grant for a grant writer, with approval to move forward. Might help it make more of a connection and have the department heads thinking more about these things going forward as part of the planning in their departments.

Lautner asked for clarification on which tower they are approving now. Allen said the Leelanau Township tower. Galla said it is not on the map yet. Lautner commented that it has been interesting to watch this document evolve, it's a good document. She hopes it can be useful for reference and she really liked the dollar figures, it's important they keep up on those if they change at all. She likes seeing the completed projects in the chart, it shows they are making progress. Good job.

Brown said he appreciates the "changes document" provided, it cut down on the time needed to review. He pointed out that under Planning Commission, CIP Committee, it mentions Gail Carlson, and Tom MacDonald is missing.

Black commented on seeing revenue from three towers and asked if they come to us or we solicit them. Allen responded that traditionally they come to us. They are discussing how they can be a little more proactive and generate revenue because that supports our 9-1-1 system. One of their goals is to be more forward thinking on that. Black stated it would be good to get a couple more of those with income coming in.

Nixon echoed Lautner's comments and said others have not had the privilege of sitting on the Planning Commission for several years as he has. He said this document is extremely impressive and it has been thrilling to watch it grow from a few pieces of paper to what it has grown into. The county and this commission can take pride in this. Nixon concluded by saying the County Board can use this as a guide for goals and objectives. He commended Galla on her perseverance and diligence in putting this document together.

Miller stated it was a great document.

MacDonald commented on the changing the Old Settlers Park ranking to a 2 at the last meeting, IT Cyber to a 1, and it looks like Veronica Valley's was changed to a 1. He doesn't recall changing that to a 1.

Discussion ensued on the priority rankings of these items.

Macdonald said 2024-05 gazebo should be a 3 not a 1. Members agreed and changed the ranking on 2024-05 from a 1 to a 3. Fenlon commented that possibly the numbers shifted when the probate submission was deleted.

Galla reviewed the ranking in the document and told members to keep in mind that the County Board can change these rankings. Galla explained the rankings chart in the document.

Allen said one of the things they discussed with Galla and the Finance Director, is maybe finance or administration would have changes to make a recommendation a priority. Maybe they know of a mandate by the state or things that are required or recommended and they can send that to the Planning Commission to help with the decision process.

Yoder questioned the aerial imagery under planning and equalization as \$50,000.00 which is color coded that it needs to be updated, but on page 10, is shows as completed. Galla said those were two different types of aerials, the \$50,000.00 ones were resubmitted and completed.

Yoder said it was a great document that has come a long way over the years. He is very pleased with the changes that have been made and how it has improved. Lautner asked for clarification on a septic system listed for Veronica Valley Park.

Yoder mentioned discussion held at their last meeting regarding CIP items over 6-years old, and having department head resubmit those, if they want them to remain.

Motion by Brush, seconded by Black, to recommend the BOC request department heads revise and resubmit for 2025, all projects in the CIP older than 6 years. Motion carried 10-0.

Motion by Nixon, seconded by Noonan, to approve the CIP with changes made and discussed and to recommend the CIP be sent to the County Board for consideration and approval. Motion carried 10-0.

REPORTS

Housing Action Committee

Lautner said it is getting more and more difficult to build with the cost of materials and interest. The New Waves Church project is on hold because they can't fill the gap between what they have for building and what it will actually cost. Three of the homes in Maple City are occupied now. In conclusion, Lautner said housing in general is really struggling.

Parks & Recreation

Noonan reported that Myles Kimmerly is updating their Master Plan which has drummed up lots of comments and input which is what the process is all about. He hasn't seen this much interest since he's been a part of parks and recreation. He talked with Dave May last month and they are hoping to have an ice rink at Myles Kimmerly this winter. May lives close to park and heading it up.

Nixon asked if Noonan had any speculation why the higher interest in the parks? Noonan said he really didn't know, but there has been more overall interest in the park. Lautner mentioned the *Ticker* article. Noonan said that may have helped, it's nothing bad; just lots of ideas and motivation.

Nixon questioned if they were able to separate expression from resident's vs part-time people. Noonan said somewhat. They got an email on pickle ball courts and it was well written, motivating information on pickle ball in the county. Lots of interest in baseball fields also.

REPORTS from LCPC members

Brown gave an update on the road commission activities. They have completed over 7 miles of surfacing on County Rd. 641. They started chip operations last week and have 17 miles of chip seal to do. In the end, they will have over 50 miles done. County Rd. 614 has a long stretch that is in bad shape that is in design right now and the goal is to get it constructed next year. They have four sets of culverts on County Rd 675 in Glen Arbor to reconstruct. One to a larger culvert which will be done this fall and the other 3 will be done over next 2 years, by end of 2025 they should be done. They have to

stretch it out as there are houses in between and they can't close down two at the same time. Fenlon asked if that was along Crystal? Brown said yes, and two more down by M-22, so there will not be any more portaging.

COMMUNICAITONS

Galla said staff is working on the fall presentation on mixed big development.

Lautner spoke regarding a video she watched called "Made in Michigan, owned by China." What is interesting is that right in the documents it says they will be faithful to communist China. She encouraged members to listen if they get an opportunity. The video started listing other concerns that maybe we don't have to worry about in Leelanau County, but other areas do. China will be owning a large amount of land in Ohio, Wyoming, and California. She doesn't know if it is anything we should think about in this county but foreign countries are coming in and controlling our lands. Black said there are a number of areas in our country that have blocked other countries from buying American soil. Noonan stated that we have more waterfront area than any county in the state. To say we have nothing to worry about; we have a lot at stake. Black said they need to be proactive now. Nixon questioned how a public servant in the county honor their constitution but also swear allegiance to the communist party? Lautner commented township recall going on for supporting this.

Lautner concluded by saying Solon Township Parks is meeting now and next week they have the next visioning session for township parks. You don't have to be from Solon Township to give input. Watch the paper for news on the township parks.

PUBLIC COMMENT

Allen mentioned that Galla had been nominated for a prestigious honor. Galla said she is going to be nominated for the fellows of the American Certified Institute of Planner. She is a certified planner already and this is the next step.

STAFF COMMENTS – None.

COMMISSIONER & CHAIRPERSON COMMENTS – None.

ADJOURN

Meeting adjourned by consensus at 6:23 pm.

CIP – changes to make from agenda packet:

- Table of Contents – Part I - update to match the document.
- Staff to add 1 paragraph for 'Process' in the beginning of Part II: Proposed Capital Improvement Projects. This paragraph will explain the CIP submittal process, review, and action.
- On the 1st chart for Priority level, Projected capital costs (page 8) – make Project 2022-10 a Priority 1. Make project 2024-01 a Priority 2. Remove 2024-09 Lower Level remodel. (The lower level remodel is on next page for 'other' potential projects.)
- Reformat Chart on bottom of page 9.
- Summary of projects submitted for the 2024-2029 CIP and for consideration in the 2024 Budget. Starts on page 12. Only listed the 2024 projects. We can do summaries for all projects, if requested, and include them.
- Part III Recommendations, page 18 – 2nd bullet is new recommendation and we will add "and any other" after MMRMA.
- Part IV is the Existing Capital Inventory which has been moved to the back. And the Submittal Form is now an Appendix.
- Submittal Form – has been slimmed down to 3 pages. Additionally, staff will modify to have check boxes that the Finance Manager has reviewed before consideration as a CIP project, and the Administrator has reviewed. Language in the 'Process' section in Part II will include language to address these reviews.

Action for consideration:

Motion to approve the CIP with changes noted, and recommend the CIP be sent to the Board of Commissioners for consideration & approval.

Further recommendation – Motion to recommend the Board of Commissioners request Department Heads revise and resubmit for 2025, all projects in the CIP that are older than 6 years.

Suggested Grammar and Punctuation Changes to County
CIP Draft Document
6-27-2023
Tom Nixon, Planning Commissioner

- Table of Content, Part 1, Overview: Move "CIP?" up 1 line to read, "What is a CIP?"
- Page 1 of 37, Part 1: Overview, What is a CIP?: DELETE first 2 comma's and ADD 1 comma after "planning schedule" and "and identifies"
ADD colon after "a link between a"
- Page 1 of 37, Why is the CIP important?: DELETE second comma
- Page 1 of 37, *Help Plan for Future Debt*: DELETE comma
- Page 2 of 37, The first year of the plan....: ADD "an" between "receive" and "expenditure"
- Page 2 of 37, IMPLEMENTATION: ADD "the" before "county staff"
- Page 3 of 37, First Sentence: ADD comma after "County Treasurer"
- Page 3 of 37, ORGANIZATION STRUCTURE: 5th sentence, DELETE semi-colon, between "Circuit Court" and "Probate Court", ADD comma
- Page 4 of 37, Improvement of Operating Efficiency: DELETE 2 comma's
- Page 5 of 37, Capital Improvement Program: 4th sentence, DELETE comma after "planning basis only"
- Page 5 of 37, Capital Improvement Project: #2), DELETE 1 dot after "...new facility (e.g...)"