

A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, JANUARY 23, 2024, 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, M. Lautner, C. Noonan, T. Nixon, B. Fenlon, F. Criqui, C. Brown, T. MacDonald

Members Absent: M. Black, ~~R.B.~~Brush, R. Miller
(prior notice)

Staff Present: G. Myer, Interim Planning Director, J. Herman, Planning Secretary

Public Present:

Yoder welcomed new member Criqui.

CONSIDERATION OF AGENDA

Motion by Noonan, seconded by Nixon, to accept the agenda as presented. Motion carried 8-0.

CONFLICT OF INTEREST- None.

ANNUAL ORGANIZATIONAL ITEMS

Election of Officers

Chairman

Vice Chair

Chair Pro-Tem

Motion by Nixon, seconded by Fenlon, to re-elect the same officers: S. Yoder- Chair, C. Noonan- Vice Chair, M. Black- Chair Pro-Tem for 2024.

Nominations were closed.

Motion passed 8-0.

COMMITTEE APPOINTMENTS

Housing Action Committee

Lautner will continue the role of representing the Housing Action Committee.

Parks & Recreation

Noonan will continue the role of representing the Parks and Recreation Commission.

ANNUAL REVIEW OF BYLAWS

Nixon noted some grammatical changes. Nixon also suggested identifying which office handles postings

of the Public Notices for all meetings and added that the Planning Department be that office.

Motion by Noonan, seconded by Brown, to approve the bylaws as amended. Motion carried 8-0.

CONSIDERATION OF 2024 MEETING SCHEDULE & ANNUAL SESSION MEETING DATE
Yoder noted that the December meeting date is on the 3rd Tuesday due to the holiday. He then explained the annual meeting session to Criqui.

Motion by Noonan, seconded by Brown, to approve the 2024 meeting schedule and annual session meeting date as presented. Motion carried 8-0.

PUBLIC COMMENT – None.

STAFF COMMENTS

Myer said she initially notified members that there was going to be an agenda item from Glen Abor Township but that has been pushed back to the February meeting. The township has amended their entire Zoning Ordinance and does not have a “marked up copy” for review.

Discussion ensued.

Myer will send the Zoning Ordinance this week to allow members time to review the document.

CONSIDERATION OF OCTOBER 24, 2023 MEETING MINUTES

Motion by Noonan, seconded by Nixon, to accept the minutes as presented. Motion carried 8-0.

OLD BUSINESS – None.

NEW BUSINESS

PC01-2024-09 Leland Twp. – Farmland Preservation Review

Myer reviewed the staff report saying that the request was received on December 13, 2023 and the review period is 30 days to provide comments and send to Leland Township. After the 30-day period, the township can proceed with or without comments from reviewing agencies. The applicant is the Glenn F. LaCross and Judith D. LaCross Trust. This requested action is to review and comment on applications to enter approximately 80 acres into Farmland and Open Space Preservation Program located on the west side of S. French Rd. Myer continued, saying that the Leland Township Master Plan identifies this area as “Farm Forest” on the Future Land Use Map.

Myer gave a brief explanation of the program saying that the Farmland and Open Space Preservation Program preserves farmland from being developed for non-agricultural uses. The owner enters into a development rights agreement with the State and the State, in turn, allows the owner a property tax credit for those farmlands. While the maximum term allowed is 90 years, this request with the State is for a period of ten (10) years. The applicant states the property does not have any tax liens on it, and the applicant owns the material rights. Myer concluded that the property is within the Agricultural/Conservation Zoning District as noted in the Leland Township Zoning Ordinance.

Fenlon questioned the incomplete checklist at the end of the application. Criqui commented that the request looked appropriate. Lautner said a lot of the farms signed up in the 70’s and 80’s for the full 90-year term and that is why they don’t see this request often. Lautner also mentioned that this program is

based on income taxes and reported income.

Motion by Noonan, seconded by Lautner, to forward the staff report and all comments to Leland Township and to recommend accepting the applications into the Farmland and Open Space Preservation Program. Motion carried 8-0.

PC02-2024-03 Cleveland Twp. – Farmland Preservation Review

Myer reviewed the staff report saying that the request was received on December 20, 2023 and the last date to review is January 19, 2024. The applicant is the Glenn F. LaCross and Judith D. LaCross Trust. The Cleveland Township Master Plan identifies this area as “Agricultural Preservation” on the Future Land Use Map. These parcels are located south of E. April Rd. and west of S. Townline Rd. Myer continued, saying that this request is to place approximately 76 acres into the Farmland and Open Space Preservation Program with the State for a period of ten (10) years. The maximum term allowed is 90 years. The property is within the Agricultural Zoning District as noted in the Cleveland Township Zoning Ordinance. The applicant states the property does not have any tax liens on it and the applicant owns the mineral rights.

Motion by Nixon, seconded by Noonan, to forward the staff report and all comments to Cleveland Township and to recommend accepting the applications into the Farmland and Open Space Preservation Program. Motion carried 8-0

PC03-2024-02 Centerville Twp. – Farmland Preservation Review

Myer reviewed the staff report saying that the request was received on January 12, 2024 and the last date to review is February 11, 2024. The applicant is the Glenn F. LaCross and Judith D. LaCross Trust. The Centerville Township Master Plan identifies these areas as Agricultural and Agricultural Preservation Area on the Future Land Use Map. This request is to place approximately 488 acres into Farmland and Open Space Preservation Program with the State for a period of ten (10) years. The applicant states that the property does not have any tax liens on it and the applicant owns the mineral rights. The properties are within the Agricultural Zoning District as noted in the Centerville Township Zoning Ordinance. Myer said there was a missing application for parcel 002-015-009-00. When she reached out to the township, they said they were aware that one application was missing. Myer said she questioned if the township reached out to the owners to let them know and was told that this is how the packet of applications were turned in, so this is how the township was giving them to the county. Myer asked the township to please forward the missing application for review if the township received it before the meeting.

Motion by Noonan, seconded by Nixon, to forward the staff report and all comments to Centerville Township and to recommend accepting the applications into the Farmland and Open Space Preservation Program. Motion carried 8-0.

Leelanau County Planning Commission Ordinance No. 2011-001

Yoder mentioned this was originally an item to review but after understanding the background he decided to make this an action item. He presumed they were all under the assumption that the Planning Director is hired by the County Administrator, but it is actually the Board of Commissioners (BOC) who hires or fires the Planning Director. Yoder suggested the LCPC make a recommendation to the BOC to hire Myer as the permanent Planning Director. Yoder expressed his support on the work Myer has done and said she has gained a lot of knowledge working with the prior Planning Director Trudy Galla for many years. Nixon expressed his support on how Myer is a fine candidate as she has shown initiative, presence, quality work and specifics, as well as being copious in notetaking when providing detailed reports. Nixon

believes Myer would benefit Leelanau County and the LCPC in the role of Planning Director.

Lautner said that she had hoped to have had more time to write up a resolution. Yoder said his plan is to write a letter and include comments from the minutes to present a recommendation to hire Myer as a permanent Planning Director to the BOC.

Fenlon gave his support and asked what the hiring process was. Lautner briefly explained the hiring process and the applicants that applied for the position. None of the applicants had the experience that Myer has, and that is why she was given the job as the Interim Planning Director. Yoder will draft a letter for members to review before taking it to the BOC.

Motion by Yoder, seconded by Nixon, to recommend the Board of Commissioners hire Gail Myer as the permanent Planning Director.

Roll Call Vote.

Ayes- 8 (Brown, Criqui, Fenlon, Lautner, MacDonald, Nixon, Noonan, Yoder)

No- 0 Absent- 3 (Black, Brush, Miller)

Motion carried.

REPORTS

Housing Action Committee

Lautner reported that New Waves on Bugai Rd. is under construction and that the Marek Rd. project is taking applicants. Brown said there are two units under construction in Maple City Crossings and four are full.

Parks & Recreation

Noonan said there was nothing new to report. They are working on the Myles Kimmerly Park Plan and will soon begin on the Parks & Recreation Park Plan.

Report from LCPC Members of Attendance at Township/Village Meetings, or Other Meetings/Trainings

Brown said the Leelanau County Road Commission is putting together a plan for this year and getting projects out for bid in the next upcoming weeks. They have 30+ miles of chip seal to put down, five (5) miles of pavement, and six (6) culvert replacements they will be working on.

COMMUNICATIONS

2024 Travel/Per Diem Sheet

Myer said they are available and there is a new milage rate for this year.

PUBLIC COMMENT- None.

STAFF COMMENTS

Myer said the Household Hazardous Waste (HHW) and Electronic Collection dates are established and staff is working to get the online scheduler ready to begin scheduling appointments for the HHW collections. Myer said there are separate electronic collections contracted with Bay Area Recycling for Communities and that there will be no shredding available. There will also be two Tire and Mattress Recycling Collections this year, one in the spring and one in the fall.

COMMISSIONER & CHAIRPERSON COMMENTS

Nixon suggested removing the attendance portion of the Reports section of the agenda. Members were in

agreement and incorporate attendance with the Commissioner Comments section of the agenda. Yoder thanked staff for their hard work and looks forward to working with them this year.

ADJOURN

Meeting adjourned by consensus at 6:16 p.m.