

**A REGULAR MEETING OF THE LEELANAU COUNTY PLANNING COMMISSION WAS HELD ON TUESDAY, MAY 24, 2022, 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, R. Miller, T. Nixon, G. Carlson, A. Trumbull, C. Noonan, M. Lautner

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

**Members Absent:** M. Black

**Staff Present:** G. Myer, Senior Planner

**Public Present:** None

**CONSIDERATION OF AGENDA**

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

**CONFLICT OF INTEREST** – None.

**PUBLIC COMMENT** – None.

**STAFF COMMENTS**

Myer reported on the recent planning conference she and Galla attended in San Diego.

**CONSIDERATION OF APRIL 26, 2022 MEETING MINUTES**

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

**OLD BUSINESS**

Review of April 27 Planning Session on Farming

Yoder stated it was a very in-depth review of the Right to Farm Act, and the speaker, Ryan Coffey-Hoag was very knowledgeable. Lautner said that Coffey-Hoag was very good and they enjoyed it a lot. She was a little dismayed that this board knew or guessed that at some point in time the setbacks would be challenged by the Right to Farm Act for townships. Townships all over the state are trying to protect their setbacks in zoning. Lautner concluded by saying that Coffey-Hoag also spent a lot of time afterwards answering questions which was nice.

## **NEW BUSINESS**

### PC05-2022-41 Village of Empire Transportation Plan Update 2022

Myer reviewed the staff report saying this request was received on April 22 and under the review period, June 24 was the last day of review. The requested action is to review and comment on the Village of Empire Transportation Plan Update 2022. Myer continued, saying a Public Notice was distributed by the Village of Empire Planning Commission to neighboring Local Units of Government and Leelanau County Planning for review. The Village of Empire planning commission held a Public Hearing on March 1 and no public comment was received. Following this public hearing, they unanimously passed a motion to forward the Transportation Plan Update 2022 to Village Council for their comment and approval to release to proper agencies for notification and comment. During their regular meeting held on March 22, the Village Council unanimously passed a motion to release the draft Transportation Plan to all the required entities for comment.

Myer reviewed Section 4: Analysis, of the staff report, pointing out the Principal Goal of the Leelanau General Plan and reviewing the following questions and answers:

Does the proposed plan strive for greater cooperation between neighboring units of government?

The proposed Update to the Transportation Plan includes goals and ideas to link transportation routes with those to the north (Glen Arbor Township) and south (Benzie County). It also discusses working in cooperation with agencies such as the Michigan Department of Transportation (MDOT), Road Commission, and others.

Does the proposed plan include strategies for the preservation of rural and small-town character?

The proposed Update to the Transportation Plan includes goals and objectives to enhance the transportation routes in and around the Village, including non-motorized trails, sidewalks, and new signage. The document recognizes the character of the Village and the importance of preserving the safety and quality of life for residents, and protection of the environment.

Does the proposed plan include parcel-specific future land use recommendations (map)?

The Update to the Transportation Plan includes maps showing parcels, open space areas, existing roads and trails, and proposed changes for the transportation routes.

Does the proposed plan include design guidelines?

The Update to the Transportation Plan includes examples of different traffic control devices, various types of signs, and examples of changes that can be made to streets, crosswalks and pathways to improve traffic flow for motorized and non-motorized traffic and for pedestrians

Myer continued, saying the Village of Empire sent out notice to local governments, commissions, committees, utility and transportation companies and other governmental agencies, as required by Section 41 of the Michigan Planning Enabling Act. Staff has reviewed the Transportation Plan Update and has offered some suggestions and comments. The Plan provides good background and information on the streets, sidewalks, and state roads in and around the village as well as numerous agencies the Village will work with in order to implement the goals of the Plan: Sleeping Bear National Lakeshore, Leelanau Conservancy, MDOT, etc. The map on Page 14 for Average Daily Traffic is quite small, the village might want to consider making it a full-page map like the other maps in the Plan. Also, on Page

16, they might want to add a scale to the map. In conclusion, Myer stated that the document appears to meet the requirements of the Michigan Planning Enabling Act and is also consistent with Policy Guidelines listed in the Leelanau General Plan.

Nixon said this was his first review of a transportation plan. It is very impressive, and gives a good insight as to what their plan is. Nixon pointed out that e-bikes were not mentioned. They are ruled as non-motorized vehicles, and are legally allowed on non-motorized trails. It may be helpful if they are mentioned in the plan.

Yoder said the document was very well written and he liked how the village gave a plan for what they envisioned down the road. That should be included in every plan and they did a wonderful job.

Noonan commented that he can certainly see why the Village of Empire needs a Transportation Plan. They are getting slammed with traffic issues and bicycles. The streets weren't made to have a bike lane, so it's good to see them working on a plan.

***Motion by Noonan, seconded by Lautner, to forward the staff report, minutes and all comments to the Village of Empire Planning Commission. Motion carried 7-0.***

#### CIP – Review of requested projects for Capital Improvement Program

Yoder went around the room asking each member to give their ranking on the individual CIP items and the following comments were made.

##### Item #2022-01 Parks & Rec.- Kiosk/toilets enclosure/water station

Lautner said they are predicting gas prices to rise, so parks are going to be more important than ever. We should be doing more for our parks.

Miller stated you need these facilities if you are going to use the park.

##### Item #2022-02 Sheriff's Office – Ford Expedition replacement

Noonan commented that they could possibly be planning ahead because of high gas prices.

Lautner said she is not sure why this is on here as a separate item, it should be part of the fleet rotation.

Miller said he had the same questions/concerns as Lautner.

##### Item #2022-03 Sheriff's Office – Annual patrol car purchase

Lautner stated it is already budgeted for elsewhere.

Miller said he needs more explanation, why is this not combined with the Ford Explorer request.

##### Item #2022-04 Sheriff's Office – Office chairs

Miller commented that \$600.00/piece is a middle of the road office chair.

##### Item #2020-01 Maintenance – Leland Dam control room

Miller stated, if it's leaking, it needs to be fixed.

##### Item #2022-13 Maintenance – Trailer mount generator

Carlson said it is important because of the severe storm we had a few years ago. The Government Center should be a place where residents without power can go during these times.

Noonan said he needs more information and justification.

Lautner said we are heading for a severe energy shortage in Michigan and it is important to have a backup.

Miller questioned what it is for and how will it be used.

## **REPORTS**

### Housing Action Committee

Lautner reported that the Board of Commissioners approved a contract with Housing North which will provide a consultant to work collaboratively with other counties, contractors and local townships to assist the county in its effort to obtain more affordable housing. Also, work has started on a new subdivision in Cedar which is exciting. She encouraged everyone to see it.

### Parks & Recreation Committee

Noonan said they are installing the playground equipment that was purchased last year and they will be having their kids fishing day again in June.

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

Lautner said she was appointed to the Solon Township Parks Committee and they held their first cleanup day which was lightly attended. They were able to clean up the playground, the ball fields and the recycling center.

Nixon reported that Suttons Bay and Bigham Township clean-up day was held the past Saturday at the road commission. They did not collect as many tires as in the past, so maybe residents are taking advantage of the county's tire collections. Two mattresses and a box spring were left after the collection was over, which is disappointing. It's too bad people feel the need to do that type of thing, especially since that is the future recycling site.

Yoder said Solon Township will be having another public hearing in July on their zoning ordinance. They are hoping to hear more from the public this time.

**COMMUNICATIONS** – None.

**PUBLIC COMMENT** – None.

**STAFF COMMENTS** - None.

### **COMMISSIONER & CHAIRPERSON COMMENTS**

Carlson said she prefer tonight's approach of reviewing the CIP items. It may be helpful to include the CIP request packets next time.

Lautner agreed, she wished they had more information on certain items. Lautner encouraged members to think about a request that was received, by the Myles Kimmerly Park. The park was approached by Kasson Township, asking them to sell the hay field so that it could be turned into a fire station. This particular piece of property was kept out of perpetuity, so this is a real possibility. Lautner said once

we lose park land, we never get it back. Carlson raised the question of a lease instead. Lautner stated it would be a 20-million-dollar project, so a lease is not an option.

Discussion ensued on selling this parcel to the highest bidder and using the money to improve parks.

Yoder thanked members and stated that he appreciated staff's work.

**ADJOURN**

***Meeting adjourned at 6:40 p.m.***