

LELAND TOWNSHIP PLANNING COMMISSION
Wednesday, April 5, 2023
Leland Township Library, Munnecke Room
203 East Cedar Street, Leland, MI 49654

I. Call Meeting to Order/Pledge of Allegiance

In Chairman Korson's absence, Telgard served as the Chairman of tonight's meeting. He called the meeting to order at 7:04 pm with the Pledge of Allegiance.

Present: Clint Mitchell, Township Board Rep; Ross Satterwhite, Vice Chairperson, ZBA Rep; Sam Simpson; and Skip Telgard, Secretary

Staff Present: Tim Cypher, Zoning Administrator; Allison Hubley-Patterson, Recording Secretary

There were three (3) members from the public in attendance at various times throughout the meeting.

II. Motion to Approve Agenda (additions/subtractions)

There were two cancellations on tonight's agenda under "New Business".

Chairman Telgard asked for a motion to approve the April agenda as amended. **Mitchell moved to approve the April agenda as amended; Satterwhite seconded. All present in favor; motion carried.**

III. Declaration of Potential Conflicts of Interest - None

IV. Approval of Minutes from March 1, 2023

Chairman Telgard asked for a motion to approve the March 1, 2023 minutes as presented. **Mitchell moved to approve the March 1, 2023 minutes as presented; Simpson seconded. All present in favor; motion carried.**

V. Correspondence

Cypher stated that information from the Michigan Township Association (MTA) regarding planning and zoning has been placed in the Township office.

VI. Public Comment (three minutes per person unless extended by Chairperson)

Ms. Gloria Garrett is a resident of Leland Township and represents the Lake Leelanau Lake Association. She presented a document with proposed

changes for section 7.33 of the Master Plan; this section pertains to “Natural Resources”. The Lake Association would like the PC to consider four suggestions that appear in the handout that was distributed; the comments pertain to items A, G and K. She stated that the Lake Association looked into information from the State of Michigan but they were unable to obtain a clear definition of the term “sensitive environmental areas”. This is an area that is a priority for the Lake Association.

Ms. Garrett discussed the proposed change to item G which focuses on protecting water quality. She also discussed proposing that item K, which does not currently exist, be added regarding site plan reviews. She mentioned that the term “sensitive environmental areas” is difficult to define.

Chairman Telgard stated that the comments from the Lake Association will be inserted into the discussion when the PC addresses Section 7.33 of the Master Plan.

VII. Reports

Township Board Rep:

Mitchell reported that he and Susan Och had their interview with Sara Kopriva, who is the applicant for the Contract Planner position. This will be discussed later in tonight’s meeting. He also informed the PC that the Township Board passed a resolution for the Leelanau County Road Commission (LCRC) to put a “No Parking” sign on County Road 641 in front of Peninsula Provisions. Simpson inquired about the letter that was sent by Arden Wilson who is the Head of School at the Leelanau Montessori Public School Academy. Mitchell has not heard anything about this yet but did see on the agenda that there is an action item that pertains to pedestrian signs.

Satterwhite asked about the parking situation in front of Peninsula Provisions. The area that is being addressed is from the south of the business entrance to 204. Satterwhite asked if Ms. Vilter Stassen wanted to have this area designated as “No Parking” or did someone else want this signage. Telgard mentioned that there were several people who had concerns. There are 13 parking spaces but by the time two employees park in this area, it will not take long for the parking lot to be full. Telgard stated that the business still meets the criteria. Mitchell added that it was part of the PC’s approval process to make this recommendation. Cypher added that this is because there is no light here and there are four different directions; there is also no right-hand turn lane to get onto 204 when one is coming from South Lake Leelanau Drive. Cypher spoke to some of the neighbors in the vicinity and they are fine with a “No Parking” designation here. Cypher mentioned that this is something that had to go through the Township Board as a resolution to pass

to the Road Commission before they would be willing to look at this and accept the terms. Mitchell stated that, at this point, it is up to the LCRC.

Simpson stated that Arden Wilson asked the LCRC to designate this area as a "School Zone" in an effort to slow down drivers who are speeding. Ms. Wilson is the Head of School at the Leelanau Montessori Public School Academy. Cypher stated that this would go through MDOT. Ms. Wilson first sent a letter to the Township Board regarding this matter.

ZBA Rep:

Cypher reported that there was a scheduled hearing on a dimensional variance request; however, after doing some additional research, it was found that this related to a pre-existing building. The ordinance itself states that there can be a change in use even though they will not be as wide as the ordinance would state. Legal counsel reviewed this matter and determined that there can be a change of use because it is a pre-existing building; the ordinance allows the change of use. Cypher spoke to Mr. Jeff Plamondon who was pleased to hear this.

Cypher stated that there are no pending ZBA matters at the present time. The Falling Waters Lodge may still be coming forward on the matter of their roof deck; he will keep the PC informed.

VIII. New Business

1. Picnic Leland – Site Plan Review
2. Old Art Building / Library Overlay

Chairman Telgard asked for a motion to table the Site Plan Review for Picnic Leland and the discussion of the Old Art Building / Library Overlay to the next meeting. **Satterwhite moved to table the Site Plan Review for Picnic Leland and the discussion of the Old Art Building / Library Overlay to the next meeting; Simpson seconded. All present in favor; motion carried.**

IX. Old Business

A. RFP Planner – Status update

Cypher turned this matter over to Mitchell as he was unable to attend the interview. Mitchell and Ms. Och conducted the interview with Ms. Sara Kopriva and Cypher prepared a few questions that were asked of the applicant. The PC members received a document with questions that were asked of the candidate, along with a summary of her responses. Mitchell stated that Ms. Kopriva's responses were fair and honest; she did not attempt

to make something up when she did not have an answer. Mitchell stated that he attended the interview, in part, to get an idea as to how Ms. Kopriva would fit in. She is from Interlochen and has ties to the local area; she has worked throughout Leelanau County. Overall, Mitchell concluded that Ms. Kopriva is an excellent candidate. Cypher concurred and added that an added benefit is that she has a large firm behind her; he has been impressed with her work for many years in terms of how she has handled certain situations. Satterwhite inquired as to the next steps and Cypher stated that the PC should make a recommendation to approve Ms. Kopriva as the Contract Planner.

Chairman Telgard asked for a motion to recommend Ms. Sara Kopriva as the Contract Planner to the Leland Township Board. **Simpson moved to recommend Ms. Sara Kopriva as the Contract Planner to the Leland Township Board; Mitchell seconded. All present in favor; motion carried.**

Mitchell asked if this is an issue where he cannot vote twice. Cypher stated that it is permissible for Mitchell to vote twice because the PC is only a recommending body.

Telgard asked Cypher if he knows Ms. Kopriva. Cypher replied, "Yes" and informed that PC that she worked with Elmwood Township for approximately ten years where she served as the Zoning Administrator and Planner. Cypher described Ms. Kopriva as being very straightforward and added that she knows her way around. She currently does consulting work for Suttons Bay and Leelanau Township. There are some hot topics floating around in these areas. Cypher reiterated that it will be helpful to have Ms. Kopriva as she will be able to step in on projects where he has a conflict of interest.

B. Residential Character Amendment – Review visual aids / Set Public Hearing for May

Cypher stated that he ran the most recent version of the visual aids by Clint to have another set of eyes look at the documents.

Telgard stated that the last line of the R-3 visual aid should reflect a decrease of 3,000 square feet as opposed to 2,000 square feet.

With regard to R-2, Mitchell wanted to make a point regarding the Cultural Overlay. He confirmed that these restrictions would be on the Leland Township Library and the Old Art Building properties; Cypher stated that this is correct. Mitchell stated that this would be problematic for the Library as they are looking at renovating and expanding their footprint. He stated that, at some point, if the Overlay District is created, this would help but he inquired if the PC wants to take out some of the percentage change on this class for now. Mr. Chris Bunbury asked if this is a situation where a special permit

could be requested. Mitchell stated that he had not even considered this up to this point. Mr. Bunbury noted that the Library is totally different than a residential area. Telgard stated that they want to be looked at as C1 but not re-zoned.

Cypher stated that this is what the original discussion was about but added that you cannot fit a square peg into a round hole. Mr. Dan Lisuk is the brainchild of this project and Cypher stated that one of the reasons why the Old Art Building retracted from being on the agenda this evening was because the Board of Directors had not fully vetted Mr. Lisuk's concept. It did include the Township property as well. According to state law, the Township is exempt from zoning when they own property; however, it is not in our ordinance that they have this exemption despite the fact that both state law and case law support this.

Mitchell added that the land where the library sits is Township property and stated that this is his concern. Cypher stated that the concern for the library is not really applicable in this case. Cypher stated that the language regarding the governmental exemption could be cleaned up in a couple of different ways. Cypher also suggested that an exemption could be made in the Overlay District if this is the way that the applicant wants to go. This would need to be vetted through the Planning Commission and ultimately through the Township Board.

Mr. Lisuk's group wanted to have further discussion among themselves and then reach out to the Township Board first to see if they are willing to take their temperature to see if there is any desire to go this direction. Cypher stated that nobody has really thought about the unintended consequences that could come with this, and he is not quite sure what these would be. He added that this has worked well for the Leland Harbor and Fishtown but this may be different enough that additional scrutiny is necessary. Satterwhite stated that the Township is not subject to this; they are just asking for a re-zoning of the Old Art Building. Cypher confirmed that this is correct. Cypher stated that they would like to have a gazebo but they are limited due to their non-conforming status. Cypher stated that he has spoken to their architect and noted that this matter has been going on for approximately one year; he has been trying to look for a solution that would fit. He stated that Mr. Lisuk came up with this idea and Cypher had a discussion with him prior to this matter being placed on the agenda. Cypher stated that they have decided to circle their wagons again and added that the goal for them is to ensure that the Township would consider doing something like this before they spend too much time and effort. Satterwhite inquired as to who Cypher was referring to, and asked, "Who is them"? Cypher clarified that this is the Old Art Building group. Satterwhite stated that Dan Lisuk is the Old Art Building group but Cypher added that he also has a Board of Directors. Mr. Lisuk does not want to do anything outside of his organization without their input.

Cypher offered a hypothetical situation. If the zoning did not change for some reason, they would be subject to the Residential Character Amendment requirements. He noted that the PC did decide to remove the Commercial zoning district from the proposed Amendment. Cypher reminded the PC that Trustee Kirch asked if there would be reconsideration to have Commercial involved in this Amendment as well. Cypher stated that he is not sure where this comment came from but it was brought up. He stated that there are numerous ways to deal with this. He was under the impression that the Old Art Building group wanted to get going on this quickly so that things would be ready for the upcoming season. He added that it would take three to four months to amend the ordinance. Cypher stated that he is not sure and noted that he is not privy to all of the details. Mr. Lisuk contacted Cypher and stated that they were going to circle the wagons so this is where things stand today.

Mitchell asked what would their process be if they continued to be zoned as residential and they wanted to grow beyond what is allowed in the proposed Amendment. What happens then? Cypher replied that they would have to make a change in zoning. Satterwhite stated that they could ask for a variance but Cypher replied that they cannot obtain a use variance, only a dimensional variance. Satterwhite asked for further clarification on the use variance. Cypher stated that the use variance is how the ordinance reads in Article XVII (non-confirming language). This states that uses can change but buildings cannot change in any way or be expanded; there can be no additional structures. What you see is what you get.

Cypher stated that they had immunity previously before they purchased the building from MSU, as immunity existed through the governmental agency. Cypher does not know if there is a workaround but believes that they are exploring all of their options.

The PC turned their attention back to the Residential Character Amendment. Satterwhite stated that the spreadsheet with the R-1A, R-2 and R-3 examples seem to be well-packaged. Cypher stated that Mitchell made a comment to have the access roughly 35-feet tall with a flat roof on a three-story structure. Cypher looked at our sample and Rob Herman, the Leelanau County GIS Analyst, reminded him that this is a three-story or 2 & ½ story structure. Cypher stated that if there are some changes that the PC believes are necessary, these can be made. The goal was to try to simplify things to make the visuals easier for the general public to understand.

Telgard stated that one of his minor fears is with the 30-foot height; he wonders if this will force people to squeeze to get the third floor in. He thinks the 30-feet will eliminate the possibility of having a third floor. Cypher stated that there could still be three stories or 2 & ½; this may be a dormer style. He noted that some people will use this additional space as an attic and some

will use it as livable space. Telgard commented on how Dr. Siddall's building has changed architecturally and stated that it probably does not look as nice as when it was originally designed. Discussion ensued that some people have expressed concerns regarding the building but Cypher noted that it is currently unfinished with no landscaping.

Cypher stated that we have done a lot of work and put forth great effort but when we start to practically apply this concept, we will find out what happens.

With regard to R-2, Satterwhite commented about the 5,000 square foot lots that are in town. Telgard stated that 15,000 square feet is three lots together and noted that it is quite a drop to go from 6,000 to 2,500. Satterwhite noted that this is a 25,000-foot area on which you could build 7,000 square feet of living space. With regard to character, Mitchell commented that by encouraging smaller lot sizes, he does not think that people want to see someone buy six lots and build a giant house versus having five houses in the community. He added that you are not going to be able to build a 20,000 square foot house in Leland.

Satterwhite reminded the PC of the process. We will present this to the public, hold a Public Hearing and get feedback from the public. He stated that if the public does not like this, we modify this a little bit and, at some point in time, we propose a change to the zoning ordinance. Cypher stated that this would be that Amendment. Satterwhite asked if the PC has the power to amend this themselves. Cypher replied, "No" and added that this would still need to go through the same process. We will consider the information that we obtain from the Public Hearing. After that, this will go to the County for their review and comment. Will get their information back, digest it, and make further recommendations, if necessary. The PC can then make a further recommendation to the Township Board and Cypher added that the Township Board can also hold a Public Hearing on this matter. He stated that people will show up if they are either supportive or if have any concerns. He stated that we may be accused of having this in a timeline that not everyone is here but it is ready to go. If the Public Hearing is held in May, many of the snowbirds will be back in the area.

Cypher asked Chairman Telgard for permission to ask Mr. Chris Bunbury, as the applicant, if he had anything to add. Mr. Bunbury thanked everyone for their hard work on this project. Simpson asked Mr. Bunbury if this is within the scope of his original intent. Mr. Bunbury replied, "Yes," but added that he would like to see more but this is much better than where we are. He stated that at least we are now putting something before the public and Mr. Bunbury believes that we have a good product here. He also commented that this is about what the public wants.

Chairman Telgard asked for a motion to set the Public Hearing for the Residential Character Amendment for May 3, 2023. **Satterwhite moved to set the Public Hearing for the Residential Character Amendment for May 3, 2023; Simpson seconded. All present in favor; motion carried.**

Cypher stated that staff will put the documents up on the website prior to the Public Hearing. Satterwhite suggested that full size boards be made of all visual aids. Discussion ensued regarding send out the public notice letters in addition to the notice that will be published in the *Leelanau Enterprise*. This could potentially involve many properties but Cypher will check with legal counsel as to the best approach. Simpson asked if we could send out a postcard to all property owners; however, the public notice must be sent in an envelope to the property owners in case they did not see the published notice in the paper.

Discussion also ensued regarding seeking an alternative venue for the Public Hearing in May as there could be a large turnout for this meeting. The Munnecke Room, the Leland Public School and the Old Art Building could all be considered. Hubley-Patterson will look into possible venues as this needs to be settled before the public notice is published. The notice must be submitted to the *Leelanau Enterprise* by Monday, April 10, 2023.

3. Master Plan – Status update from March meeting / continue discussion beginning with Chapter 7

Although he is absent from tonight's meeting, Cypher stated that Chairman Korson indicated that he would like the PC to proceed with the Master Plan discussion as they did during the March meeting.

The next portion of the meeting was devoted to continued discussion of the 2008 Master Plan, beginning with Chapter 7. It was decided that Chapter 6 would be reviewed again by the PC but this will be done at the next meeting. Simpson stated that we were not quite finished with Chapter 6 and he still has some additional sections of this chapter that he would like to look at. The decision was previously made to not use any material that Mr. Sullivan sent over; the PC will continue to look at the 2008 version of the Master Plan and will review Chapter 6 using this text. Satterwhite also has comments on the existing Chapter 6 so this chapter will be reviewed again.

Satterwhite inquired about the process for completing the Master Plan. Staff explained that the PC members will receive a draft product with updated data.

With regard to Section 7.3.3 (Natural Resource Goal), Objectives and Action Steps, Item A, the Lake Association has highlighted their proposed additional language in red. For purposes of the minutes, this includes the following which has been highlighted in bold type: "Identify, protect **and enforce**

standards regulating sensitive environmental areas to be preserved, such as critical sand dunes areas, high risk erosion acres, woodlands, wetlands, steep slopes, **shorelines** and other environmentally sensitive areas; ...” Mitchell and Simpson questioned the language regarding enforcing and regulating standards when this is already being done. Simpson asked if we want Leland to be a police state. Ms. Garrett stated that, at previous meetings, the Lake Association has heard that the Township operates on a complaint-driven enforcement approach; they would like to see us move away from this. Cypher stated that he does not have the authority to go on someone’s property. One reason that he uses a complaint form is that it could be used in court if we needed to show who initiated something. He added that enforcement is what zoning is all about. There is a definite process that we must follow. Cypher stated that he would need a full-time staff with regard to managing enforcement but he does not know if the Township has the desire to pursue this. Telgard added that Cypher is only one person and that this would be virtually impossible for him to do. Simpson asked what is wrong with the current complaint system. To play devil’s advocate, Cypher stated that there could be things that fall through the cracks. He also explained that some issues are neighbor issues and do not represent actual zoning violations. Satterwhite added that we enforce the zoning ordinance but we do not search for violations. Mitchell stated that the term “identify and enforce” puts the onus on us. The wording is tricky for something that we already do.

Ms. Garrett stated that there are two references to “sensitive environmental areas” in the Master Plan. The Lake Association tried to find the definition of this term from the State of Michigan but were unable to do so. She asked if the PC had this definition. Cypher explained that there are guidance documents which discuss the powers that be and the changes that are made along the way. He stated that there are different standards that come up and sometimes they can change three or four times per year. Normally, the state’s regulations are all set where the state does this particular enforcement on things. We do have inter-governmental cooperation which means that if we see something that they should be notified about, they are called and this allows them to come in and enforce their side of things. Cypher stated that this applies to the dunes, the high-risk erosion areas and the other environmentally sensitive areas which are normally under different jurisdictions than just the Township. Cypher noted that we have some of these protections in place already and that Leland Township is one of the few townships in the County that has had this for 25 to 30 years.

After extensive discussion, it was determined that the term “shorelines” would remain in Item A; however, “and enforce standards regulating” would not be used in the first sentence.

Discussion ensued regarding Item G; the Lake Association has proposed additional language for this item, too; text from the Lake Association appears

in bold type in the minutes. This item will now read: “Protect water quality through waterfront usage and development standards in the zoning ordinance with consideration given to **setbacks, natural buffers, water access and some impervious surface limitations**”.

Satterwhite inquired about keyholing. Cypher informed the PC of a case on Lake Leelanau between two parties that could be a landmark case regarding keyholding. Cypher added that we currently have a keyholing provision in the zoning ordinance.

The Lake Association has proposed language for Item K, which is new. After some discussion regarding this proposed language, the PC decided to add Item K which will read as follows: “Review water access provisions to discourage additional expansion”.

4. Short-Term Rentals

There is no new information regarding this topic.

5. Other Business (as required)

The PC held a brief discussion of Picnic Leland. Cypher explained that Picnic’s application would result in one meeting where there would be a site plan review. Cypher was told that the back area of the business was used previously and that this was grandfathered; however, he did not find anything in the Township records regarding this claim. When the applicant mentions temporary use, Cypher added that “temporary” could be something that goes on for many years. The LCRC is also not sold on this idea.

X. Zoning Administrator Comment

Cypher stated that the PC will soon need to turn their attention to the Future Land Use Maps; this will be an important discussion.

XI. Planning Commission Comment

There were no comments from the PC members. Hubley-Patterson distributed the 2022 Planning Commission Annual Report from Chairman Korson; the report has also been posted on the website.

XII. Public Comment – (limited to three minutes per person unless extended by Chair)

Mr. Doug VanDyke from the Lake Association spoke briefly.

XIII. Adjournment

UNAPPROVED

There being no objection, Chairman Telgard adjourned the meeting at 9:27 p.m.

The next scheduled meeting will be held on Wednesday, May 3, 2023 at 7:00 pm at the Leland School Gym due to the scheduled Public Hearing.

Respectfully submitted,

Allison Hubley-Patterson
Recording Secretary

APPENDIX A – Leland Township ZA Report (March 2023)

Leland Township
Zoning Administrator's
MARCH 2023 REPORT

To: Leland Township Board & Leland Planning Commission

From: *Timothy A. Cypher* 4/3/2023

Land Use Permits Issued:	13	YEAR TO DATE	20
Signs / Home Occupation	0		
Single Family Residences (SFR)	4		
Additions to SFR	1		
Garages / or additions to	1		
Decks & Porches / MISC.	3		
Accessory Buildings	2		
Commercial Construction	1	RIVERSIDE	
Stairs & Landings	0		
Agriculture construction	0		
Demolitions	0		
Boat houses	0		
Solar Panels	1		
Renewal of / Change of use	0		
Z.B.A. proceedings	1	PENDING	1 INQUIRY
Special Land Use Permits	0		2 INQUIRY
Lot Consolidations	0		1 INQUIRY
Land Divisions	1		1 INQUIRY
Property Line Adjustments	0		1 INQUIRY
Private Roads / Driveways	0		1 INQUIRY
Zoning / Site Plan Reviews	0		
Construction Inspections	18		
Violations/Investigations	1	**VIOLATIONS**	
	0	INVESTIGATIONS PENDING	
		RV USE AS SINGLE FAMILY DWELLING	
		APPLYING FOR PERMIT TO BUILD DWELLING	

I supplied information via 49 phone calls & 37 emails to Township residents & others.
I attended both the Planning Commission and the Township Board meetings.
Please feel free to contact me with any questions.

tim@alipermits.com

Phone 231-360-2557

APPENDIX B – Leland Township ZA Monthly Summary (March 2023)

LELAND TOWNSHIP - ZA'S MONTHLY SUMMARY

Period: **MARCH** **2023**

DATE	PERMIT #	NAME	USE	REC. #	CK.#	AMOUNT
3/11/2023	LUP 23-08	VANSTEENHOUSE	LAND USE	202308	216893	\$ 50.00
009-015-061-15	1467 N. LELAND ESTATES	ACCESSORY BUILDING			2,604 S.F.	
3/11/2023	LUP 23-09	KURAS	LAND USE	202309	216894	\$ 130.00
009-031-018-00	1600 S. MANITOU TRAIL	NEW DWELLING ATT.GARAGE COV. PORCHES			4,208 S.F.	
3/11/2023	LUP 23-10C	302 RIVER STREET	LAND USE	202310C	PAID SPR	
009-009-012-10	302 RIVER STREET	COVERED TERRACE			702 S.F.	
3/14/2023	LUP 23-11	CLAPHAM	LAND USE	202311	1071	\$ 130.00
009-552-020-00	4723 E. WATERVIEW DR.	NEW DWELLING ATT.GARAGE PORCH			2,345 S.F.	
3/27/2023	LUP 23-12	HNE	LAND USE	202312	2142	\$ 40.00
009-595-002-00	5275 N. LELAND RIDGE DR	COVERED PORCH			205 S.F.	
3/27/2023	LUP 23-13	SMITH	LAND USE	202313	2445	\$ 50.00
009-134-023-05	5150 E. EAGLES NEST LN.	SOLAR ARRAY			503 S.F.	
3/27/2023	LUP 23-14	SOLLI BALL TRUST	LAND USE	202314	TREAS. HAS 81383	\$ 40.00
009-600-111-30	77 E. OAK STREET	DECK			104 S.F.	
3/27/2023	LUP 23-15	ELLIOT	LAND USE	202315	2294	\$ 130.00
009-552-047-00	4852 E. WATER VIEW DR.	NEW DWELLING ATT.GARAGE PORCHES			3,877 S.F.	
3/27/2023	LUP 23-16	ALBERT	LAND USE	202316	PENDING	\$ 90.00
009-625-001-00	300 E. HYWOOD LANE	DWELLING ENTRY ROOF - GARAGE ADDITIONS			203 S.F.	
3/27/2023	LUP 23-17	HICKLIN	LAND USE	202317	PENDING	\$ 50.00
009-124-009-30	6427 OMIGISI BEACH	GARAGE/OFFICE ADDITION W/ BONUS ROOM			792 S.F.	
3/27/2023	LUP 23-18	SIMPSON TRUST	LAND USE	202318	34027	\$ 100.00
009-021-027-60	34 N. MANITOU TRAIL	COVERED PORCH			768 S.F.	
3/31/2023	LUP 23-19	CLARK	LAND USE	202319	TREAS. HAS 8898	\$ 40.00
009-015-028-00	1233 N. MANITOU TRAIL	ACCESSORY BUILDING			432 S.F.	
3/31/2023	LUP 23-20	SPINNIKEN	LAND USE	202320	559	\$ 130.00
009-002-001-20	6794 E. ALPERS ROAD	NEW DWELLING ATT.GARAGE PORCH			3,324 S.F.	
3/26/2023	LDA 23-02	POPP	LAND DIV.	LDA 23-02	110	\$ 50.00
009-034-002-00	S. POPP ROAD	NEW LAND DIVISION - CREATING ONE NEW PARCEL				
TOTAL						\$ 1,030.00

SIGNED:

TIMOTHY A. CYPHER

DATE: 4/3/2023

TIMOTHY A. CYPHER
LELAND TOWNSHIP ZONING ADMINISTRATOR
231-360-2557