

LELAND TOWNSHIP PLANNING COMMISSION
Wednesday, May 4, 2022
Leland Township Library, Munnecke Room
203 East Cedar Street, Leland, MI 49654

I. Call Meeting to Order/Pledge of Allegiance

Chairman Korson called the meeting to order at 7:03 p.m. with the Pledge of Allegiance.

Present: Dan Korson, Chairperson; Clint Mitchell, Township Board Rep; Ross Satterwhite, ZBA Rep; Skip Telgard, Vice Chairperson

Absent: Sam Simpson, Secretary

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

There were 8 members from the public in attendance at various times throughout the meeting.

II. Motion to Approve Agenda

Chairman Korson asked for a motion to approve the May agenda.

Satterwhite moved to approve the May agenda as presented; Telgard seconded. All present in favor, motion carried.

III. Declaration of Potential Conflicts of Interest

Telgard stated that he will recuse himself during the review of the site plan for Leelanau Coffee Roasting Bistros. Satterwhite stated that he will recuse himself with regard to any matters pertaining to his role on the school board if it comes up during the Leland Lodge PUD amendment discussion.

IV. Approval of Minutes from April 6, 2022

Chairman Korson asked for a motion to approve the April minutes. **Telgard moved to approve the April 6, 2022 minutes as presented; Mitchell seconded. All present in favor, motion carried.**

V. Correspondence – no correspondence with the exception of the emails that were distributed by Cypher to the PC members.

VI. Public Comment (three minutes per person unless extended by Chairperson)
- none

VII. Reports

Township Board Rep:

Mitchell reported that there is a tentative deal with the firefighters. The millage will go on the ballot in November. There will be fireworks again in Hancock Park this year.

ZBA Rep: no report

VIII. New Business

A. Leland Lodge – PUD Amendment (Set Public Hearing if ready for June 1, 2022 meeting)

Mr. Pete Miller and Mr. Mark Lutz presented on behalf of Leland Lodge. Mr. Miller began by stating that the owners of the Leland Lodge wish to address the following issues: increase open space, add off-street parking, rebuild the fond but tired Joy/Janice Sue cabin next to Pearl Street, cure a setback encroachment, gain some deck space by Bogey's Restaurant and clean up behind the main lodge with improved screening, parking and storage.

The site plan which was developed by Mr. Lutz was reviewed. The existing site plan was granted in 2013 to allow an overhaul of the Lodge campus. The PUD ordinance was used because the underlying zoning for the Lodge campus is R2 where commercial uses like lodging and a restaurant are not allowed. After a thorough review of the site plan and proposed uses, the Township approved a PUD; the conditions are all included in the recorded PUD Agreement. The Lodge is now 100 years old.

Under Michigan law, the owners are unable to obtain a variance of use so they are asking to amend the original agreement. Under Section 6.08 of the Zoning Ordinance, any major change to the site plan requires PC approval. Specifically, the proposed changes include:

1. Cancel Back Cottage – This was located north of the lodge. The dilapidated cottage was removed; however, the Lodge does not intend to rebuild it. This amendment would cancel the back cottage.
2. Outdoor Deck – A modest expansion of the deck is proposed which would widen the balcony to match the width of the Bogey's deck, up to the point

where the Wine Bar begins. A small area would be added to the south end of the Bogey's deck which would measure approximately 8 feet by 14 feet.

3. Visual Screening – Screening would be added to the area around the trash receptacles. The Lodge would also like to pave and stripe the parking area to add a few more spaces; they are currently working with the Leelanau County Road Commission (LCRC) on traffic flow.
4. Joy Cottage – This was grandfathered but the structure needs remodeling and upgrading. There is currently a setback encroachment which needs to be addressed. The owners would like to have four lodging units in the cabin; at the present time, there are two lodging units. Off-street parking would be added here for the cabin. The parking status was grandfathered; however, parking in Leland is a challenge when school is in session. There would be a net gain of eight parking spaces and the Lodge has had conversations with the LCRC regarding these spaces.
5. Completion of landscape plan. The Lodge would like to bring in topsoil and clean up the rear entrance to the property.

The proposal will occur in two phases. The Joy Cabin renovation and addition of parking spaces will take place in Phase II and will begin within approximately four years. All other proposed items will fall under Phase I and the start date for this phase would be approximately six months from now.

Mr. Miller noted that structural changes require PC approval. The ordinance requires a minimum of 20% open space; however, this project will yield 49% open space. Mr. Miller commented that the proposal does not involve anything adverse; the changes will only enhance the Lodge and make it much better.

Mr. Lutz stated that they have received approval from the Fire Department. The permit has also been issued by the Drain Commissioner. They are currently working with the LCRC on the parking issues but plan to have full approval prior to the Public Hearing at the June meeting. They are waiting for a response from Mr. Steve Patmore, Sewer Administrator, regarding the sewer. The construction code will not be renewed until the building plan is ready to go as this department is too busy at the present time.

Chairman Korson inquired about the building at the front of the property. Mr. Lutz responded that they prefer to address the building setback issue now. Telgard inquired what the LCRC has to say regarding the parking spaces near the cabin because they stick out. Mr. Lutz responded that they have obtained an approval for the concept of having perpendicular

spaces but this has not yet been fully approved. He added that the shoulder does not allow for parallel parking. The options are to have this be a “No parking” area or to widen the shoulder. The LCRC will make this a “No parking” zone. Cypher asked if this matter would be resolved by the time of the Public Hearing. Mr. Lutz replied, “Yes” and stated that they are meeting with the LCRC next week.

Chairman Korson inquired about the zoning issue. Mr. Miller responded that they cannot get a variance of use in Michigan as everything that you do would be specified as a condition.

Mitchell inquired about the amount of open space. Mr. Miller stated that, according to the ordinance, 20% open space is required. The owners had the amount of open space calculated and it was determined to be 36% but this was not an engineering calculation. According to the ordinance, if the amount of open space is changed, the applicant is required to provide an updated percentage. Using an engineering calculation, Mr. Lutz determined that the amount of open space will be 49%; this was achieved by cancelling the north cabin which was planned under the original PUD Agreement.

Chairman Korson inquired about off-street parking and what was grandfathered. He asked if the existing parking lot could be used in the future and can you take away from existing parking. Under the PUD, parking spaces must be added for the two additional lodging units.

With the original PUD, grandfather status was granted and this added 12 spaces. This gives the PC the authority to waive the parking lot requirement if there is a good cause showing; a formula is used to determine the number of additional spaces but this can be waived.

Mr. Miller stated that he hopes to get a Public Hearing in this matter on the agenda for the June 1, 2022 meeting.

Chairman Korson inquired about the height of the building and asked Cypher if this is waivable under the PUD. Cypher replied, “No”. The building will most likely be two stories but Mr. Miller stated that there are no plans to go over 35 feet.

Mitchell asked about the proper number of parking spaces. Mr. Lutz stated that they hope to add eight spaces which would bring the total number of spaces up to 51.

Chairman Korson asked for a motion to set a Public Hearing for the Special Land Use Permit and Site Plan Amendment for the Leland Lodge at the June 1, 2022 meeting. **Satterwhite moved to set a Public Hearing**

for the Special Land Use Permit and Site Plan Amendment for the Leland Lodge at the June 1, 2022 meeting; Mitchell seconded. All present in favor, motion carried.

Cypher stated that there should be plenty of time to post the notice in the Leelanau Enterprise; the notice will appear in next week's paper.

B. Mountain Harbor, LLC – SLUP Amendment (Set Public Hearing if ready for June 1, 2022 meeting)

Mr. Peter Barnes presented on behalf of Mountain Harbor, LLC. They are seeking a special land use permit to add on to the back building. A change of use is also requested for the front building to change this from storage to office space. One-half of the structure would be used for office space and the other one-half will remain as storage.

With regard to parking, 30 spaces are required; however, Mountain Harbor provides 42 spaces. The premises also provides 80% open space. All agencies have given their approval for this project.

The office space tenants will be limited to a maximum of 30 people. Satterwhite inquired if this requires a land split. Cypher replied, "No".

There is currently one lender for the property at 7334 and a second lender for 7336. Cypher asked where is the parking for 7336. Mr. Barnes responded that 7336 is for storage and requires three spots for 4,500 square feet.

Satterwhite inquired when was the original approval granted. Mr. Barnes replied that the original approval was granted in 2014 with the first amendment approved in 2018. Cypher added that this is the second amendment. Satterwhite acknowledged that this is the amendment to add the second part to 7334.

Cypher stated that a land split is not part of this amendment. Chairman Korson asked how the back of the storage facility is accessed. Mr. Barnes stated that there is one front door so access would be from the front through this door.

Telgard inquired about the office space and asked if this is for people using the storage space or is it rentable space for others. Mr. Barnes responded that it is rentable space and that there will be approximately three or four tenants who will utilize a common area.

Satterwhite asked Cypher is there anything that the PC needs to discuss further with regard to this application. Cypher stated that he will have the

Findings of Fact available for the next meeting and further discussion will take place at that time. Cypher will provide the minutes from 2018 and will explain how we arrived at this point. There is a performance bond on file. Cypher recommended that a Public Hearing be set for the June 1, 2022 meeting.

Chairman Korson inquired as to whether covered boats would be stored here. Mr. Barnes replied, "Yes, there are lots of people who are asking for this service". He also stated that the boats are shrink-wrapped and cannot be seen from the road.

Discussion ensued regarding the required number of parking spaces. Satterwhite noted that based on the formula, they are short by three parking spaces as there should be 45 total spaces. Cypher asked Mr. Barnes to show this on the site plan at the next meeting.

Cypher asked Sullivan to please look up the language pertaining to "mini storage" under Article 16 of the ordinance. Sullivan read, "All storage shall be within an enclosed building area. No outside storage or stockpiling, etc.". Satterwhite suggested removing the word "storage" and stating what will actually be parked here. Cypher inquired if he should add more language. Korson stated that, with a private residence, this would not be necessary as items can be stored outside; however, not in a common space.

Mitchell stated that the PC needs to define "parking". He asked, "What is parking versus what is storage"? Cypher stated that a parking area is considered to be off-street in the ordinance. Cypher recommended having a Public Hearing in this matter next month and stated that he will work on preparing definitions for the meeting. These definitions may need to be compiled using the Websters Dictionary. Cypher added that he wants to be sure that Mr. Barnes gets what he needs and also wants to ensure that the PC is covered with the Findings of Fact.

Satterwhite asked if the applicant can request that the PC grant a waiver here. Sullivan replied that the length of a motor home is an issue, too. If it is shorter and if there is a self-propelled motor, this is classified as a vehicle. Cypher added that any length that is greater than 25 feet will extend into the fire lane which will be a problem. Cypher will work with Sullivan and Mr. Barnes on this matter prior to the next meeting.

Chairman Korson asked for a motion to set a Public Hearing for the Special Land Use Permit Amendment for Mountain Harbor, LLC at the June 1, 2022 meeting. **Mitchell moved to set a Public Hearing for the Special Land Use Permit Amendment for Mountain Harbor, LLC at**

the June 1, 2022 meeting; Satterwhite seconded. All present in favor, motion carried.

C. Schomberg Storage, LLC – Site Plan Review – three new storage buildings

Mr. Ron Zaryczny of 5198 North Manitou Trail presented on behalf of Schomberg Storage which is also part of Manitou Marine. They would like to add three new buildings which are identified as proposed building #5, #6 and #7. The timeline for construction of the buildings has yet to be determined but will not likely be this year; this will span a period of three to four years.

The Fire Chief does not want any storage between buildings. Cypher stated that the PC could authorize the ZA to approve changes so that the applicant does not need to come back to the PC in the future.

Chairman Korson asked if this is a use by right situation; Cypher replied, “Yes”.

Findings of Fact – the Findings of Fact document was reviewed.

Page 1: All items have been met.

Page 2: There are no architectural plans as of yet.

Item 6.03.B7: The LCRC put together a letter and all approvals have been met.

Chairman Korson inquired if the Findings of Fact should be completed after the Public Hearing; Cypher replied, “No, there will be no Public Hearing in this matter as this is only a site plan review”.

Page 3:

Item 6.03.B9: All trash will be taken to Manitou Marine.

Item 6.03.B10: There will not be any signs.

Item 6.03.B11: According to Mr. Zaryczny, there will be no exterior lighting. Sullivan stated that a storage facility may be better off without lighting; Mr. Zaryczny added that no services are performed on the premises at night.

Item 6.03.B12: No landscaping

Page 4: The timeline has already been reviewed.

Page 5: The applicant needs to provide the ZA with written approval from all agencies.

Page 6:

Item 6.05.D: There will be no fencing.

Item 6.05.E: The applicant will be required to follow all conditions of approval from the Fire Chief.

Page 7: There will be no boat storage. Satterwhite inquired as to how boats are transported. Mr. Zaryczny stated that they are transported on trailers in the spring and fall only. Cypher disclosed that he is a customer of this business and should have mentioned this under the "Declaration of Potential Conflicts of Interest" on this evening's agenda.

Item 6.05.N: All approvals from applicable agencies will be obtained at a later date.

Page 8:

If there will be drains, approval is needed from the Health Department.

Item 20.02: LCRC approval will be obtained. The performance bond should be in place for the commercial driveway and this will be acceptable.

Page 9:

The applicant is waiting for LCRC approval.

Page 10:

Item 21.03: The applicant stated that there will be no parking spaces.

Page 11:

Item 21.04: The applicant stated that there will be no exterior lighting.

Page 12:

The site plan shows that there is an ample gravel area for off-street loading and unloading.

Page 13:

Item 22.01: No signs have been proposed.

Mitchell inquired about conditions that may need to be placed. Cypher replied that these will appear in the Findings of Fact. Hubley-Patterson will complete the Findings of Fact after the minutes are approved so that the same language appears in each document.

Chairman Korson asked for a motion to approve the site plan for Schomberg Storage, LLC based on the Findings of Fact. **Satterwhite moved to approve the site plan for Schomberg Storage, LLC based on the Findings of Fact; Telgard seconded. All present in favor, motion carried.**

D. Early Bird Restaurant – Site Plan Review – new removable gazebo for coffee bar

Telgard recused himself from this discussion. Mr. Steve Arens who is the owner of Leelanau Coffee Roasting Bistros stated that they wish to add a removable gazebo for the outside coffee bar. This is an out-of-the-box gazebo that is assembled and it would be seasonal. The gazebo would be anchored into the concrete and attaches to the building. Cypher stated that the County will want a land use permit because the gazebo is being anchored into the ground. The gazebo will be taken down in the winter months.

Mitchell inquired about blocking the ingress/egress and Mr. Arens stated that the parking lot is to the east of the entry door. There is presently a brick wall in this location. Cypher asked where customers will stand and Mr. Arens stated that they will congregate in the area of the coffee bar. Cars will be unable to enter at this point.

Satterwhite inquired as to why an application is needed. Cypher responded that it is needed because this is a change of use. The business is adding use to the outside; therefore, they must come before the PC.

Chairman Korson asked if there will be tables. Mr. Arens indicated that there will be tables for seating. Cypher added that the Fire Chief may have concerns and will want a fire extinguisher located nearby. Tables and chairs will be brought into the building at night as there will be no service during these hours; the hours of operation will be from 8 a.m. to 4 p.m. Cypher requested that Mr. Arens show the location of seating and the barricades on the site plan. Mr. Telgard commented that Mr. Steve Christenson of the Leelanau Conservation District (Soil Erosion) does not think that an application is needed since there will be no soil disturbance.

Findings of Fact – The Findings of Fact document was reviewed.

Page 1:

Item 6.03.B2: There will be a waiver of the vicinity sketch.

Page 2:

Item 6.03.B5: All architectural drawings have been submitted.

Page 3:

Item 6.03.B8: Mr. Arens stated that everything will be unplugged at night. Cords will be placed under the counter area.

Item 6.03.B9: The location of the trash receptacles is needed on the site plan.

Item 6.03.B10: Mr. Arens believes that they will use a flag similar to what is used at the Glen Arbor store which reads, "Open".

Item 6.03.B12: No landscaping plan is needed.

Item 6.03.B14: There will be no outside storage

Page 4: All items have been met.

Page 5:

Item 6.04.A: Written approval will be obtained at a later date.

Page 6:

Item 6.05.C: Approval has been received from the Drain Commissioner.

Item 6.05.D: There will be no fencing.

Page 7: All items have been met. There will be no floor drains and the barricades that will be placed in this area solve the parking issues.

Page 8: All items have been met.

Page 9:

Item 20.04: No discussion should be needed with MDOT at this point.

Page 10: All items have been met.

Page 11: All items have been met.

Page 12:

Item 21.04.F.1: There will be no lighting.

Item 21.05: There is no required off-street parking.

Chairman Korson asked for a motion to approve the new removable gazebo for the Leelanau Coffee Roasting Bistros coffee bar at the Early Bird site with the conditions discussed. **Satterwhite moved to approve the new removable gazebo for the Leelanau Coffee Roasting Bistros coffee bar at the Early Bird site with the conditions discussed; Mitchell seconded. All present in favor, motion carried.**

Chairman Korson inquired about performance bonds and asked if we can require a performance bond on a site plan review or is this only applicable to a special land use. Cypher replied that the performance bond can be placed on anything. Satterwhite mentioned that performance bonds are difficult to obtain and expensive. Cypher added that if the PC is at all concerned, they can always require a performance bond; however, there must be a reason why this is required. These reasons include: to ensure compliance and to show that sufficient resources exist to complete the project. Cypher stated that purchasing a performance bond is similar to purchasing an insurance policy.

IX. Old Business

A. Bunbury Zoning amendment

It was proposed that the PC consider Satterwhite's study and work from these numbers. Satterwhite's idea pertained to the village and to waterfront properties.

Discussion ensued regarding R1 and R2 zoning and square footage. Mr. Bunbury suggested making the home size applicable to the size of the lot. He added that some people could build larger homes but do not because they like the rural character of the area; many want to retain the small village feel.

Mitchell does not believe that square footage is the correct barometer to use here. He stated that the PC should be considering setbacks, etc. Mr. Bunbury stated that the average square foot of a home in

Leland is most likely approximately 2,000 square feet. The building of large homes is out of control. Satterwhite added that if lot coverage is used, people will simply build tall square homes. He believes that factors in town should be different than for homes built on the waterfront.

Mitchell commented that houses on lots in town will be built quickly but a 12,000 square foot home will not happen quickly. Building homes that house up to 15 people for one week can be constructed in six months to one year. Mitchell believes that percentages and height restrictions relative to setbacks could be beneficial.

Mr. Bunbury commented that many people find Leland to be appealing in terms of what money can buy, especially if they have made quite a bit of money from selling property elsewhere.

For R1A zoning, homes can be up to 30% of the lot coverage. Telgard discussed how platted lots in town are smaller and Cypher stated that R2 zoning allows legal, non-conforming lots to be built on. If one complies with lot coverage and setbacks, this is acceptable.

The PC discussed the numbers that were previously prepared by Mitchell. Mr. Bunbury stated that Mitchell's numbers are good but they require some changes. Satterwhite asked how do we show the increase in these numbers in the ordinance. Cypher replied that we should remove lot coverage. The process is to consider the zoning amendment, create new language and hold a Public Hearing on the matter.

Sullivan and Cypher will put together language for the ordinance. Satterwhite stated that we need to know the unintended consequences. Cypher stated that the lot coverage has been a criterion for development since planning and zoning began. There was further discussion as to how families need this space. Satterwhite commented that people could come in and build very large homes. We may be heading towards a location such as Nantucket.

Satterwhite stated that, as of today, the regulations are not protecting us from what we wanted to be protected from. Sullivan stated that there does not have to be one set of regulations; there could be one set of regulations for waterfront properties and one set of regulations for homes in the village.

Mitchell commented that there could be different limitations; for example, if a home has a walkout basement. The concern in the

interior of Leland is that homes will be unattractive in town; there could be a detrimental effect on the neighborhood.

Satterwhite stated that the size of the homes in the village is regulated through lot coverage right now. He added that if Mitchell's model is used, we can see if we can come up with something that will work. Sullivan added that this may result in more work for the Zoning Board of Appeals for awhile.

Cypher stated that people can still purchase lots and consolidate them. Mr. Bunbury added that the results of the survey that was conducted awhile back revealed that 70% to 75% of residents wanted to see the size of housing controlled. Sullivan does not see an outpouring of support for reducing this. Satterwhite stated that people will ask in twenty years why we did not do something about this matter. The door is wide open right now for people to do whatever they want.

Mitchell will distribute his formula to everyone via email for review. Cypher added that we have been working on this issue since 2017.

B. Master Plan – Status Update from Planner

Sullivan stated that he is still trying to obtain census data. He will distribute a revised Chapter 2 prior to the June meeting (this is the census data chapter).

The township population is based on re-districting; what Sullivan will be showing will not be a wide divergence from previous data. It is difficult to obtain 2010 census data. Mitchell added that if we do not have numbers, we will be unable to make comparisons.

Telgard commented that regulations should not be thrown out but they should be adjusted.

Discussion ensued regarding workforce housing and Mitchell commented that we should be certain that this really is workforce housing. Satterwhite added that subsidies are needed in order for this to work. Telgard stated that he would like to learn more about how this works. Mitchell stated that migrant housing is an issue.

C. Short Term Rentals

Cypher stated that there is nothing to report at this time. The legislation has passed the Michigan Senate but is still in the Michigan House of Representatives.

APPROVED

- X. Zoning Administrator Comments - none
- XI. Planning Commission Comment - none
- XII. Public Comment (limited to three minutes per person unless extended by Chairman) – no public comment
- XIII. Adjournment

There being no objection, Chairman Korson adjourned the meeting at 9:58 p.m.

The next meeting is scheduled for Wednesday, June 1, 2022 at 7:00 p.m. at the Leland Township Library (Munnecke Room).

Respectfully submitted,
Allison Hubley-Patterson
Recording Secretary

APPENDIX A

Leland Township
Zoning Administrator's
APRIL 2022 REPORT

To: Leland Township Board & Leland Planning Commission

From: *Timothy A. Cypher* 5/8/2022

Land Use Permits Issued:	1	YEAR TO DATE 10
Signs / Home Occupation	0	
Single Family Residences (SFR)	0	
Additions to SFR	0	
Garages / or additions to	0	
Decks & Porches / MISC.	0	
Accessory Buildings	0	
Commercial Construction	0	
Stairs & Landings	0	
Agriculture construction	0	
Demolitions	0	
Boat houses	0	
Solar Panels	0	
Renewal of / Change of use	1	RENEWAL
Z.B.A. proceedings	0	1 INQUIRY
Special Land Use Permits	2	2 INQUIRY
Lot Consolidations	0	1 INQUIRY
Land Divisions	0	1 INQUIRY
Property Line Adjustments	0	1 INQUIRY
Private Roads / Driveways	0	1 INQUIRY
Zoning / Site Plan Reviews	2	2 INQUIRY
Construction Inspections	4	
Violations/Investigations	0 **VIOLATIONS**	
	1	INVESTIGATIONS PENDING
		RV USE AS SINGLE FAMILY DWELLING

I supplied information via 41 phone calls & 28 emails to Township residents & others.
I attended the Planning Commission and Township Board meetings
Please feel free to contact me with any questions.

tim@allpermits.com

Phone 231-360-2557

APPROVED

APPENDIX B

LELAND TOWNSHIP - ZA'S MONTHLY SUMMARY

Period: APRIL 2022

DATE	PERMIT #	NAME	USE	REC. #	CK.#	AMOUNT
4/24/2022	2021-05	RENEWAL HOVSEPIAN	LAND USE	202105	826	\$ 40.00
009-022-028-00	5847 E. RYANS WAY	RENOVATE EXISTING GARAGE TO HABITABLE SPACE			826 S.F.	
4/30/2022	PUD AMENDMENT	LELAND LODGE	LAND USE	PUD 2013-01	2509	\$ 1,000.00
009-580-800-00	565 PEARL STREET	EXPAND DECK - REPLACE JOY/JANICE SUE COTTAGE - PARKING - STORAGE				
4/30/2022	SLUP AMENDMENT	MOUNTAIN HARBOR	LAND USE	2014-01&2018	4982	\$ 300.00
009-024-018-30	7334 E. DUCK LAKE RD.	NEW STORAGE UNITS - CONTAINER BUILDING - OFFICE AREA - PARKING				
4/30/2022	SPR 2022-01	SCHOMBERG STORAGE	LAND USE	SPR202201	4241	\$ 300.00
009-033-006-20	990 SCHOMBERG RD.	3 NEW STORAGE BUILDINGS			27,600 S.F.	
4/30/2022	SPR 2022-02	LEELANAU COFFEE ROASTERS	SPR202202	PENDING		\$ 300.00
009-750-111-50	101 S. MAIN STREET	TEMPORARY COFFEE BAR AND SEATING	EARLY BIRD LOCATION			

TOTAL \$ 1,940.00

SIGNED:

TIMOTHY A. CYPHER

DATE: 5/8/2022

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