

# Leelanau County Planning & Community Development

*Provides staff services to:*

*County Planning Commission / Housing Action Committee (HAC)  
Solid Waste Council / Solid Waste Management Planning Committee  
Brownfield Redevelopment Authority  
Housing  
Remonumentation  
Leelanau Clean Water (ended in 2<sup>nd</sup> qrt 2020)*

**County Planning Commission:**

**Established by Resolution (5/13/1968), Ordinance (1/13/1970) and modified by Ordinance (5/17/2011) to bring into compliance with new state law.**

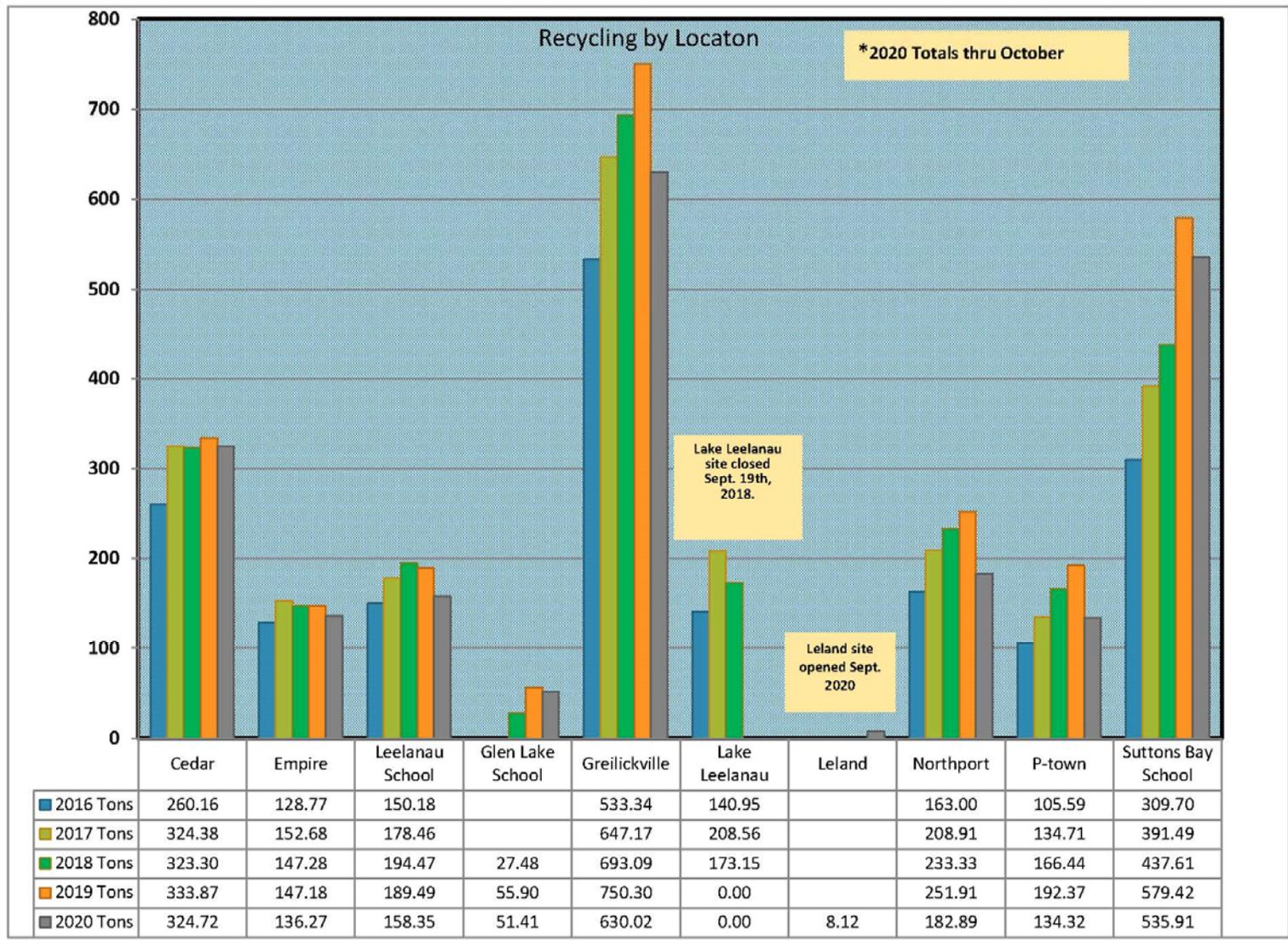
As outlined in the 2011 Ordinance, 11 members are appointed by the County Board – representing various interests across the county. 2020 Activities include:

- Welcomed new members Gail Carlson and Mel Black.
- Completed the 2020 update to the **Capital Improvement Program (CIP)**, an annual task.
- Approved a Poster Plan (brief summary of key elements of the General Plan).
- Hosted a Zoning Board of Appeals training (by ZOOM).
- Reviewed 8 zoning ordinance amendments, 1 farmland preservation designation, and 2 rezoning requests – one from Rural Residential to Commercial and one from Residential II to Recreational.
- Several members participated in monthly meetings of the Housing Action Committee (HAC) (a sub-committee of the county planning commission), and one member is on Parks and Recreation committee.
- Passed a Resolution to support Housing North as recommended by the Housing Action Committee, and requested the County become a partner with Housing North. A \$1,000 partnership level was approved by the County Board. A member of the HAC sits on the Housing North Board.
- Attended township and village meetings (primarily by zoom).

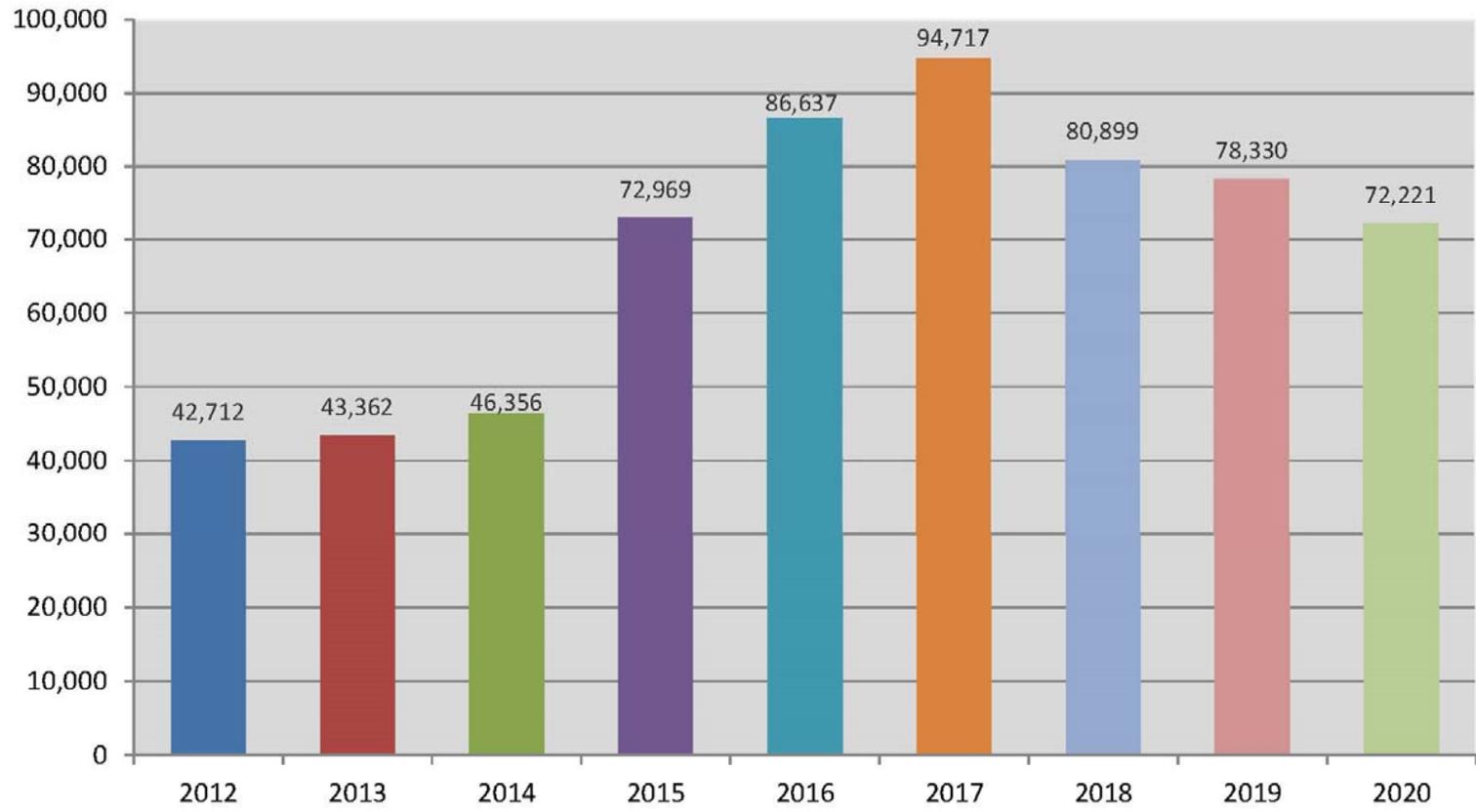
### **Solid Waste Council:**

14 members appointed by the County Board and also appointed as the Solid Waste Management Planning Committee for purposes of amending the Solid Waste Management Plan.

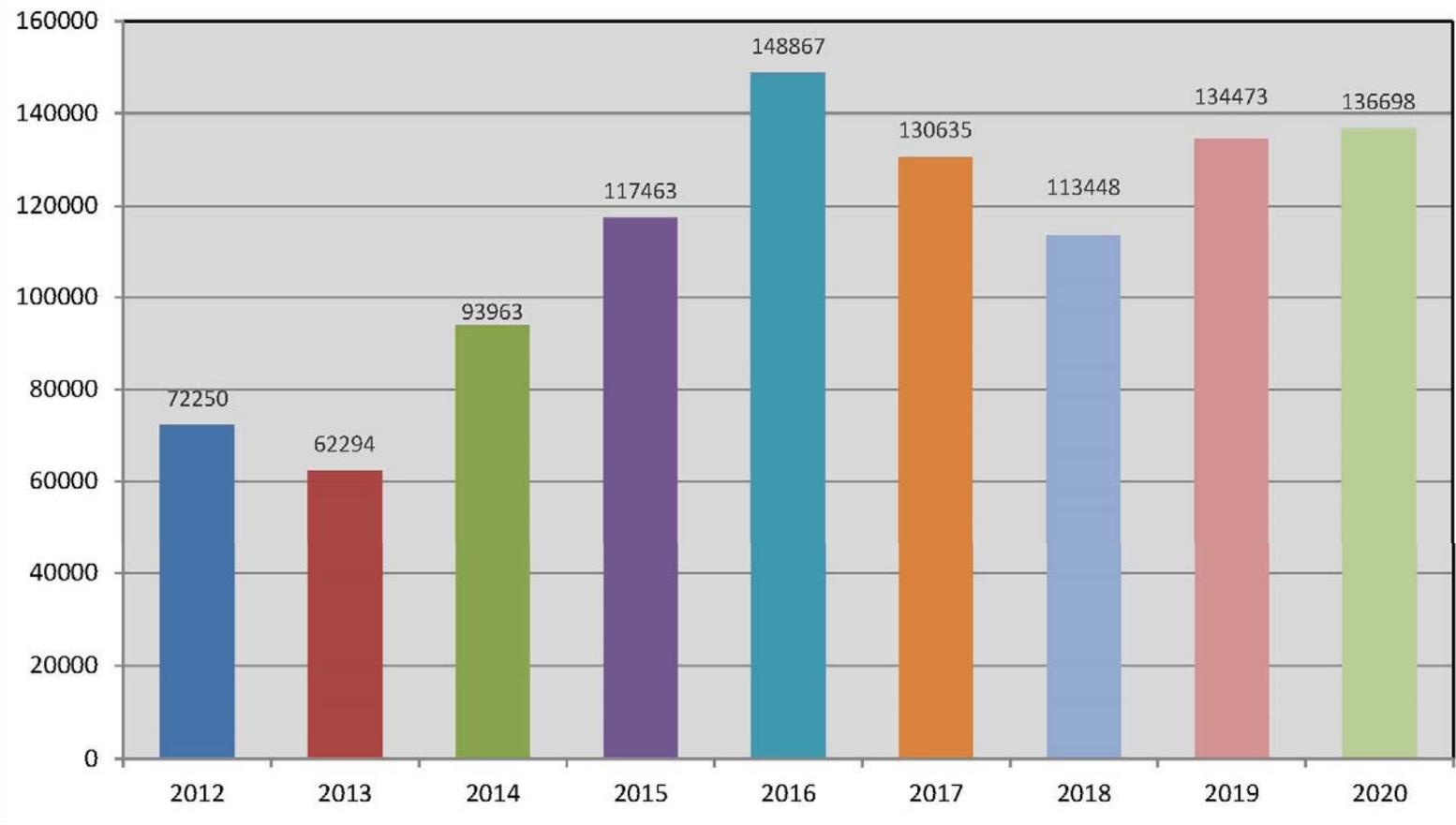
- Held four (4) household hazardous waste (HHW) and electronics collections in 2020 and two (2) tire recycling collections. 2014 was the first year we started doing 4 annual collections, with the addition of a collection in the fall in Greilickville.
- The county collected 1,781 tires in 2020 and used State grant funds, 2% funds, a \$1.00 fee per tire, and funds from the Recycling budget to cover the tire collection costs.
- Participated in MMAC regional meetings (Materials Management Advisory Committee)
- Began work on the recycling grant received from the state for improvements in collection of recyclable materials. This grant was put on hold until Spring 2021 due to COVID.
- Completed steps for a temporary recycling site in the unincorporated village of Leland, and began steps for a new recycling site on S. Popp Rd., Lake Leelanau.
- Passed a Resolution to support changes to Part 115, Michigan's solid waste statute, and submitted it to Senator Curt VanderWall, Representative Jack O'Malley and EGLE.
- Received a request from a township to help assist with removing large piles of tires in the county.
- Completed steps for the November 2020 ballot issue for a 10 year renewal of the recycling fee, which passed by an average of 81% across the county, with a low of 76% and a high of 88%.



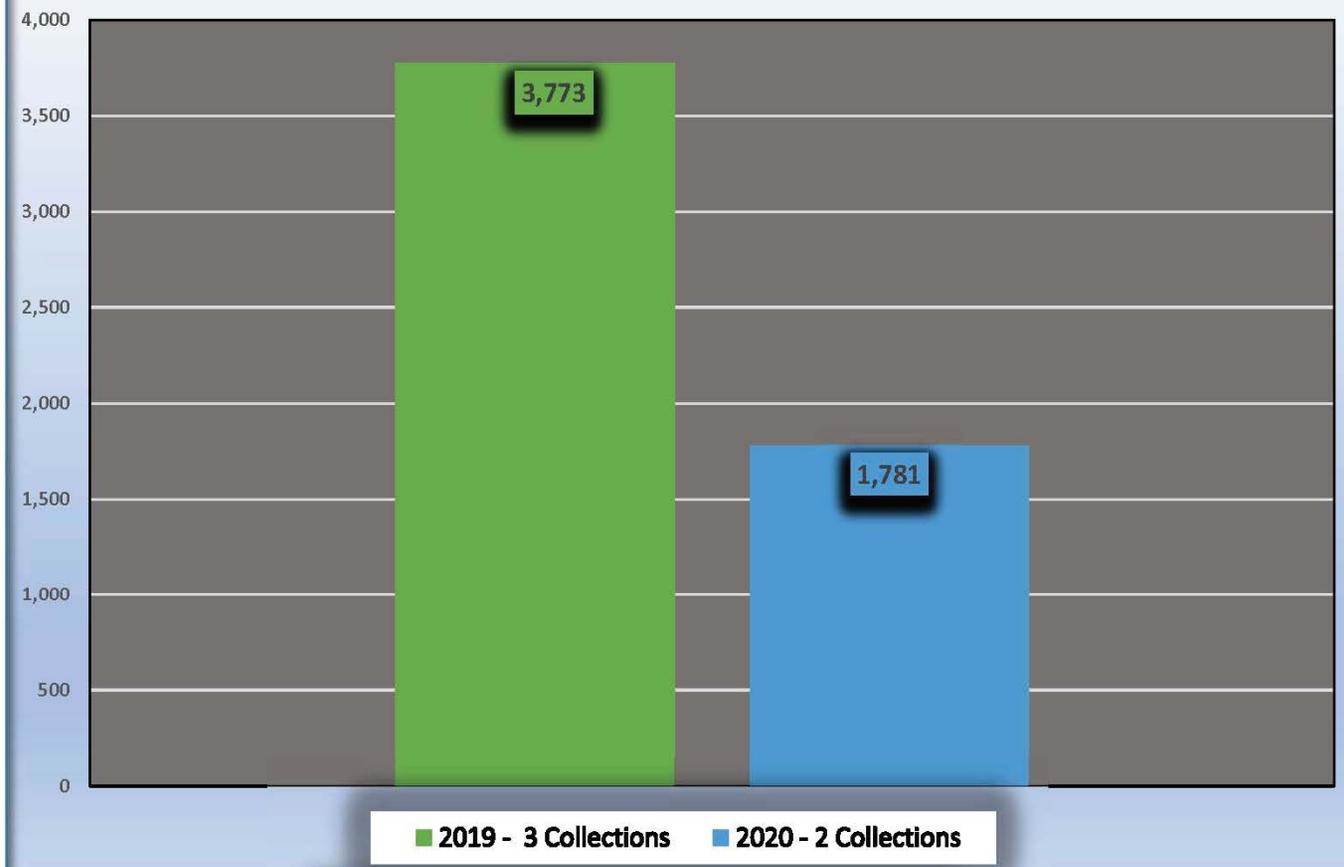
### Electronics Collected



### Hazardous Waste Collected



2019 & 2020 Tire Collection Totals



### **Brownfield Redevelopment Authority (LCBRA):**

The LCBRA has 7 members who are appointed by the County Board and includes the County Administrator and 1 County Commissioner. Planning Director Galla serves as the Director for the LCBRA, and is also a member on the Land Bank Authority.

- Since 2008, the county has received \$1.8 million in U.S. EPA grants and the LCBRA has administered \$1,332,728 of those funds in projects for assessment, community outreach, and cleanup.
- The LCBRA worked with environmental consulting firm Envirollogic Inc to complete and submit a new U.S. EPA Assessment Grant for \$200,000. This application was approved by the County Board and submitted by the due date. It will be spring or early summer of 2021 before awards are announced for these grants.
- Five (5) Brownfield Plans has been adopted in Leelanau County and four (4) are still active: Elmwood Township (2), Leland Township, and Suttons Bay Village.
- The LCBRA continues to collect and disburse Tax Increment Financing (TIF) Dollars – per adopted Brownfield Plans, with annual reports to the Michigan Dept of Environmental Quality (MDEQ).
- The Authority continues to collect Tax Increment Financing (TIF) on several brownfield plans in the county. TIF funds are used to reimburse the developers for eligible elements as listed in the brownfield plan, such as cleanup of the site.

**Housing:**

Housing – Director Galla and Housing Manager Diane Kiessel are wrapping up work on the last Michigan State Housing Development Authority (MSHDA) grant for home rehabilitation. MSHDA has focused its efforts on other housing objectives and there are no longer any grants available for rehab work at this time. The County does receive repayment (Program Income) for existing loans and these funds can be used for rehab work. These funds are limited and will result in fewer home rehab projects. As a result, there may not be a need for the Housing Manager position after 2020.

On behalf of the county, the Planning & Community Development office has implemented 15 housing grants since 1993 for housing rehabilitation and for new construction/relocation of homes. The totals are:

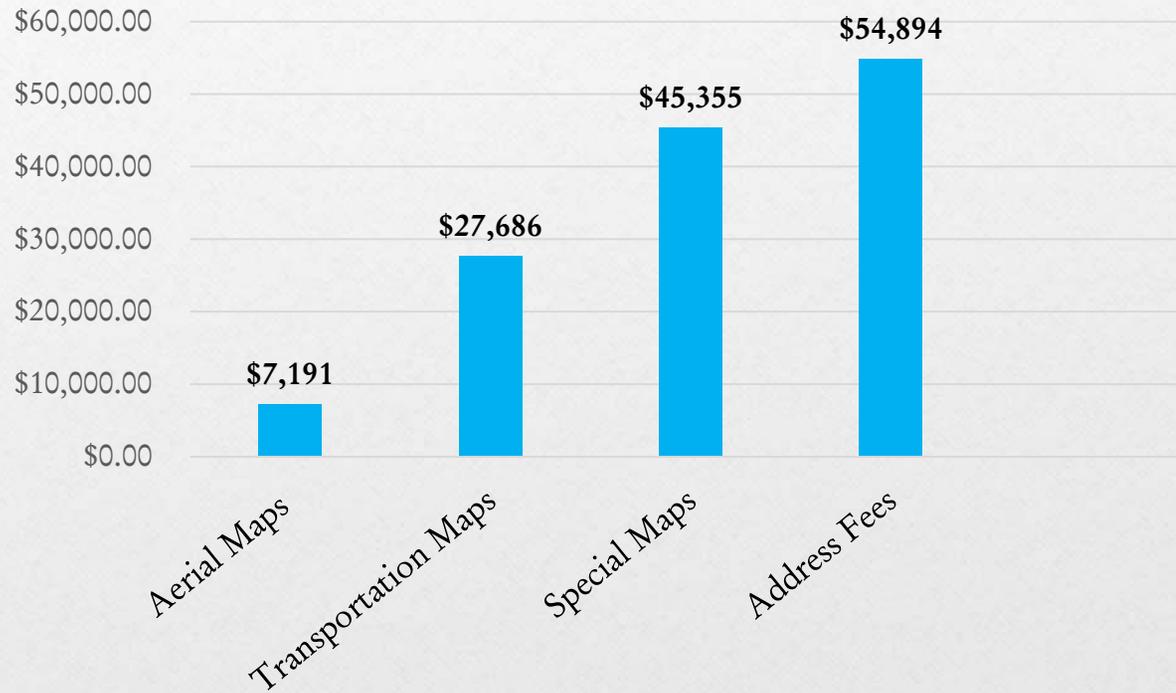
<b>Grants:</b>	<b>\$3.49 million</b>
<b>Leveraged funds:</b>	<b>\$1.75 million</b>
<b>Program Income:</b>	<b>\$ 811,628</b>
<b>Total:</b>	<b>\$6.055 million</b>

155 Rehabilitation projects have been completed for homeowners at 80% or below the Area Median Income (AMI). Seventeen (17) new homes were constructed with 4 in Empire Village, 8 in Lake Leelanau, 2 in Northport, and 3 in Suttons Bay, and 3 homes in the National Park were relocated to the Sugar Loaf area and resold. Numerous local contractors worked on these housing projects.

**Remonumentation:**

The Planning department took over the Remonumentation program 2 years ago. The 2020 grant will be closed soon, and the 2021 grant is on your agenda for consideration.

## Revenue to General Fund (2005 to present)



## Other:

- **Mapping**
- **Leelanau County Address Ordinance**
- **Emergency Operations – Damage Assessment Team** (*Director Galla is head of Damage Assessment, and Senior Planner Myer is a member*)
- **Website** – (*Director Galla is a Website Administrator, and other employees update portions of the website*)
- **Apply for and administer grants** on behalf of the county.
- **Provide presentations** at local and national conferences.
- **Plan** trainings and presentations for county and local officials and the general public.
- **Director Galla** joined Sabine Martin from Cohr Solutions and Jeff Hawkins from Envirollogic and presented a webinar on ‘Planning for Resiliency in Small Towns – Turning Blighted Properties into Community Assets’ which was presented at the 2020 Michigan Association of Planning conference in October.

### **Some Items for 2021:**

- Update the CIP and present to County Board.
- Complete work under the 2021 Remonumentation Grant
- Add a page to the website for Remonumentation, similar to other counties.
- Continue Housing Action Committee work, promote housing options to local municipalities and developers, identify Goals
- Complete work for the new recycling site on Popp Rd/Lake Leelanau.
- Explore recycling options and opportunities – especially in more densely populated areas of the county.
- Continue address assignments, provide over-sight of HHW/Electronics collections, tire recycling, and continue to provide staff support to boards and commissions.
- Complete the amendment to the Solid Waste Management Plan. This will involve obtaining at least 2/3 approval from the townships & villages, and approval by the County Board before submittal to the state.