

Cleveland Township Planning Commission

Cleveland Township Hall, Leelanau County, Michigan

Regular Minutes, November 1, 2023

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:17 PM
Roll Call: Chair Dean Manikas, Vice Chair Paul Stowe, Board Rep Todd Nowak, and Commissioner Taylor Moore. Members of the public who identified themselves: Becky Hill, Kevin Krogulecki, Bronwyn Jones, Joe VanderMuelen, Bob DeKorne, Kiersten Dekorne, Peter Fisher, Dave Schroeder, and Ted Gilmer.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Pronouncement of any Conflict of Interest:** None declared
4. **Consideration of October 4, 2023 Regular Planning Commission Minutes:** Members reviewed the minutes. **MOTION BY MOORE AND SECOND BY MANIKAS TO ACCEPT THE MINUTES AS PRESENTED. Motion passed 4-0.**
5. **Report by Chair:**
 - a. Letters from Mr. VanderMuelen, Mr., and Mrs. Allen, Ms. DeKorne, and Ms. Eliowitz were sent to all of the Cleveland Township Planning Commissioners.
 - b. There was a letter of support of the short-term rentals ordinance from Ms. Case.
 - c. Had a meeting with Tim Stein about short-term rentals and the process, he has a plan to meet with Granicus. Hope to have it done by January.
6. **Reports and Correspondence by Members:** None
7. **Report by Zoning Administrator:** None
8. **Continuing Business:**
 - a. **Final site plan review, Leelanau Conservancy at Wheeler Road:**
 1. In depth discussion between commissioners. Chair Manikas spoke to the other conservancy properties in Cleveland Township and the fact that there have been no other complaints.
 2. The site plan has been affirmed as compliant and approved by the Cleveland Township Zoning Administrator Scott Sheehan.
 3. Denying the application would create a hardship for the applicant.
 4. Chair Manikas pointed out that conservancy properties must provide access to their lands.
 5. Commissioner Moore questioned whether the current use of Palmer Woods fits within the allowed use of the zoning.

6. Commissioner Moore also felt that the residents felt adversely affected.
- b. **MOTION TO APPROVE THE PALMER WOODS FOREST RESERVE SITE PLAN BY NOWAK AND SECOND BY STOWE. Motion passed 3-1.**

9. **Public Comment:**

- a. **Joe VanderMuelen – 2443 W. School Lake Rd., Maple City** – Expressed his displeasure at the Cleveland Township Planning Commission's decision.

10. **MOTION TO ADJOURN BY NOWAK AND SECOND BY MOORE. Motion passed 4-0.**

Adjournment at 7:59 PM.