

Cleveland Township Planning Commission

Cleveland Township Hall, Leelanau County, Michigan

Draft Regular Minutes, December 8, 2023

1. **Call to Order:** Chair Manikas called the regular meeting to order at 7:00 PM
Roll Call: Chair Dean Manikas, Secretary Paul Stowe, Board Rep Todd Nowak, Secretary Victoria Sutherland and Commissioner Taylor Moore. Members of the public who identified themselves: Bob Dekorne and Anabelle Moore.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public comment on Agenda:** None
4. **Pronouncement of any Conflict of Interest:** Commissioner Taylor Moore – Financial connection to Sisters Storage – Withdraw from participating in any discussion.
5. **Consideration of November 1, 2023 Public Hearing and Regular Planning Commission Minutes:** Members reviewed the minutes. **MOTION BY SUTHERLAND AND SECOND BY MANIKAS TO ACCEPT THE MINUTES AS AMENDED. Motion passed 5-0.**
6. **Report by Chair:**
 - a. Zoom call with Tim Stein and Host Compliance. That is moving forward with the board. There is a wide array of support offered, based on what is wanted to be spent.
 - b. Numerous calls on number 9 & 10.
 - c. Sent an email today from Lisa Jennison. Bought a property with intent for a pole barn, that is not allowable without other facilities. Explore later, but it is something to get on radar, we do have wind on the ordinances, but nothing about solar. We may want to get ahead of it. Will add it to the to-do list.
 1. Paul Stowe – as the adjacent landowner, supports green energy.
 2. Todd Nowak – It is just part of the landscape now.
7. **Reports and Correspondence by Members:** None
8. **Report by Zoning Administrator:** None
9. **New Business:**
 - a. **Sister's Storage (business):**
 1. Chair Manikas – This is a pre-application conference. Pointed out minor projects less than 10,000 square feet and less than 10 acres may be reviewed by the planning commission and a full review can be waived.

2. Anabelle Moore – Planning to build a pole barn to hold a tractor and plow barn for the business. Additionally to hold a sprinter RV and additional winter storage for the business. Does not plan to add any addition pole buildings to the property, believes the county is saturated with them.
3. **MOTION TO WAIVE A FULL SITE PLAN AND RECOMMEND APPROVAL TO THE BOARD BY MANIKAS AND SECOND BY SUTHERLAND. Motion passed 4-0. (Commissioner Taylor Moore – No vote due to conflict.)**

b. **Kaminski (residential):**

1. Land use permit is in a wetland and is going to expire.
2. Looking to add a boardwalk to the shoreline and add a deck, both in a wetland and both would require a variance.
3. Need the variances before they can come to the Planning Commission.
4. EGLE approved building site and it would meet our criteria.
5. Will not be deciding today.

10. Develop plan for Agricultural District amendments – re: Park parameters and responsible forestry:

- a. Discussed in the past inviting persons from the public, and Bob Dekorne and another person who lives on Wheeler Road are willing, to join us in discussion on ideas, with a forestry expert, and gather information to develop this plan. These persons could not vote. Would like to make a motion for this.
- b. This would be just a motion on the idea of inviting persons to join us, not the specific people.
- c. Commissioners had a brief discussion on the details of how this collaboration would work. This would be a onetime collaboration for this particular issue. Would also like to include a forestry expert, Ellie Johnson said no. Commissioner Moore can provide contact information of a person in Traverse City.
- d. **MOTION TO INCLUDE TWO MEMBERS OF THE PUBLIC TO BE PART OF COLLABORATION AND DELIBERATION FOR THE AGRICULTURAL AMENDMENTS – RE: PARK PARAMETERS AND RESPONSIBLE FORESTRY BY MANIKAS SECOND BY SUTHERLAND. Motion passed 5-0.**
- e. Bob Dekorne is willing to start at next month’s meeting. Second person is Caleb on Wheeler Road.
- f. Vice Chair Stowe will be the common pen.
- g. Bob Dekorne provided some starting information from Tom Nelson, Executive Director, at The Leelanau Conservancy.

11. Open forum Public Comment:

- a. Secretary Sutherland will be unable to physically attend meetings for 5 months. She will attend by Zoom. Recording Secretary Stevenson will bring her laptop to provide the Zoom meeting. Secretary Sutherland will not be able to vote at these meetings.

- b. **MOTION TO ALLOW COMMISSIONERS WHEN NOT AVAILABLE TO PARTICIPATE VIA ZOOM, RECOGNIZING THAT THOSE MEMBERS CANNOT VOTE BY MANIKAS SECOND BY NOWAK. Motion Passed 5-0.**

12. MOTION TO ADJOURN BY NOWAK AND SECOND BY SUTHERLAND. Motion passed 5-0.

Adjournment at 7:36 PM.