

Cleveland Township Planning Commission

Cleveland Township Hall, Leelanau County, Michigan

Draft Regular Minutes, March 6, 2023

1. **Call to Order:** Vice Chair Stowe called the regular meeting to order at 7:00 PM
Roll Call: Vice Chair Paul Stowe, Board Rep Todd Nowak, Secretary Victoria Sutherland (Zoom – Non-voting) and Commissioner Taylor Moore. Members of the public who identified themselves: Caleb Garone.
2. **Consideration of the Agenda:** Accepted as presented.
3. **Public comment on Agenda:** None
4. **Pronouncement of any Conflict of Interest:** None
5. **Consideration of February 7, 2024 Regular Planning Commission Minutes:** Members reviewed the minutes. **MOTION BY NOWAK AND SECOND BY STOWE TO ACCEPT THE MINUTES AS AMENDED. Motion passed 3-0.**
6. **Report by Chair:**
 - a. Chair Manikas provided information in his absence that the Flaska site plan was not ready.
7. **Reports and Correspondence by Members:** None
8. **Report by Zoning Administrator:**
 - a. 1 land use permit
 1. 32' x 24' pole barn – 7967 S/ Tremain Rd
 - b. Followed-up on complaint from Narlock Rd. Gathered all information. Property owner is not operating a business at his residence. Complaining party plans to proceed with his attorney.
 - c. Received calls asking about short-term rental ordinance and timing.
 - d. Working with an engineer who wants to build condos on a business zoned property. This will be coming to the Cleveland Township Planning Commission when ready.
9. **New Business: Pre-Application Conference – Kaminski Site Plan**
 - a. Chair Manikas recommended waiving full site plan review in prior communication.
 - b. Property owner has a variance from ZBA and an EGLE permit.
 - c. Site plan approval checklist completed by Zoning Administrator Sheehan.
 - d. EGLE permit requires a walk-way as property does contain wetlands.

- e. **MOTION BY STOWE AND SECOND BY NOWAK TO WAIVE FULL SITE PLAN REVIEW GIVEN THAT THE APPLICATION SUPPORTING MATERIALS, ZONING ADMINISTRATOR SHEEHAN'S ASSESSMENT, THE VARIANCE, AND EGLE PERMIT ARE ALL IN PLACE. Motion passed 3-0.**

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

- a. Notes from Chair Manikas:
 - 1. 1. Should be i, the second b should be c, Goals.
 - 2. Also from Chair Manikas, under Goals #5 – replace current wording with “To protect agricultural lands and enhance the rural character of the township.”
 - 3. Commissioners discussed the Allowable uses notes from Chair Manikas and agreed to come back to those suggestions when Chair Manikas was present.
- b. Reword Use Restriction #10 to “tree, shrub, or other natural vegetation, whether dead or alive without written permission of the property owner.”
- c. Reword Use Restriction #11 to “remove soil, rock, or sand” and add “without written permission of the property owner.”
- d. Remove #13 (events) from restrictions and add “Events of 50 people or less” to Allowable Uses.
- e. Add Educational opportunities to Allowable Uses – still developing language for this use. Caleb will discuss possible language with Conservancy Volunteer Coordinator.

11. Open forum Public Comment: None

12. MOTION TO ADJOURN BY NOWAK AND SECOND BY STOWE. Motion passed 3-0.

Adjournment at 7:58 PM.