**Regular Meeting of the Township Board**

**Tuesday, December 14, 2021**

**Cleveland Township**

Supervisor, Tim Stein, called the meeting to order at 7:00pm. Present on roll call were, Tim Stein, Todd Nowak, Jan Nowak, Angie Diotte, & Tanelle Budd. Present from the public were Nello Valentine & Yarrow Brown.

**Tanelle:** Edit to Treasurer’s report for October 2021, the template was corrupt and didn’t calculate correctly. Treasure’s report ending for October 2021 should have been $250, 313.94.

**Motion by Tim Stein and seconded Tanelle Budd to approve December 14, 2021 Minutes with correction on Treasurer’s report. Ayes: 5, Nays: 0. Motion carried.**

**Public Comment on Agenda- None**

**Supervisor’s Report – None**

**Clerk Report –** Working on updating Internet, since Centurylink disconnected not just the phone lines but also Internet.

**Treasurer’s Report – Angie: November 30, 2021**

Revenue $ 74,498.36

Disbursements $ -9,620.96

Bank Balance $ 315,191.34

Also, received the TBA contract for the upcoming year. We need the Supervisor and Clerk to sign.

**Tim:** We’ll look at that and sign it.

**Motion by Jan Nowak and seconded Tanelle Budd to approve November 30, 2021 Treasurers Report. Ayes: 5, Nays: 0. Motion carried.**

**Planning Commission Report –Todd Nowak:** Paul and Andi got the survey up and running and sent it out to Planning Commission to make sure everything looks right and to test it out. They will proof it before sending to the Township Board.

**Zoning Administrator’s Report** – **Nello Valentine:** Guesthouse permit issued just south of Fisher’s. Newly named Whispering Trail is doing some deck and screened in addition, near the stream.

**Tim:** How close to Shetland Creek?

**Nello:** It’s 150ft away, very small footprint. Some new items, Ford, old farm is doing a large renovation. Had them contact the park service since they have jurisdiction and got the ok from them. I’m also working with a realtor in Leland, working on a brochure to set up daycare. There are zoning issues so I’m trying to help her out. She hasn’t heard from any of the other zoning administrators in the area. November started out really busy, Tim Cypher said the same thing, and now it’s really cooling off.

**Zoning Board of Appeals Report – Jan Nowak:** Next meeting is January 18th, 2021 at 6:30pm at the Cleveland Township hall. Christopher DeVaries is asking for a 10ft variance for the constructions of a new residential storage/garage to be located within the 40ft to the nearest right away of the county road.

**Tanelle:** Mark Fisher asked about a Zoom meeting. I highly encouraged him to not and meet only in public due to the law changes. Zoom would require each board member to have their own Zoom device in front of them and you would also have to meet in public. No votes count via Zoom.

**Maintenance Report –** Furnace maintenance work. Only a few people work on fuel oil these days due to liability, maintenance is more than $175, like it used to, now it’s about $350 with Team Bob. Tanelle, you should be getting an invoice for now and future appointments.

**Assessor Report –** BOR meeting was here this morning at 11am. Approved six primary exemptions, five of those were for the current year. One of them was an oversight by people on School Rd, Thompsons; they didn’t file their PRE for three years

**Angie:** I actually realized that they haven’t and reached out to them.

**Tim:** Did you really? They need to thank you then! We can only go back 3 years so they will get 2018, 2019, and 2020. We established the dates for our March BOR petition hearings; we’ll have our organizational meeting on March 8th at 11am. Our actual petition hearing will be March 14th from 2pm-5pm and then 6pm-9pm. Then we’ll do our final day of petition hearings on Wednesday, March 16th from 9am to 12pm and 1pm to 4pm. Julie and I would hope to have everything wrapped up and signed off so we can turn in our tax rolls by Friday of that week which would be the 18th. So we will be using the hall on those dates.

**Other members – None**

**Old Business –**

**Review/Update Cedar Area Fire and Rescue** – **Rick Royston:** nothing has changed and no updates. Rick asked to be excused tonight and I agreed there is no reason if there are no updates.

**New Business –**

1. **Consideration of Approval of Township Board Meeting Dated for 2022/23.**

**Tim:** This is our normal schedule for the year with our regular meeting on the second Tuesday after the first Monday of the month. The only date not on here is our Annual Meeting date. Do you need any time to make a decision as to weather or not these dates will work? I guess we really don’t since it our regular meeting schedule anyway. Angie, we’ll just excuse you on any dates you won’t be here for.

**Motion by Todd Nowak and seconded Jan Nowak to approve the dates of 2022/2023 monthly meeting dates for Cleveland Township Board. Ayes: 5, Nays: 0. Motion Carried*.***

**b.) Discuss Letter (email) from Housing North- Regarding the Leelanau County Housing Ready Program.**

**Tim:** Next order of business has to do with a letter Tanelle and I received at a request to making a presentation at the meeting here relative to housing in Leelanau County and it’s a request by Housing North by one of our past Planning Commission members and township resident. Yarrow Brown is now executive director of Housing North and they want to make a proposal concerning funds to provide for a full time housing director in Leelanau County. I will not go any further; I’ll let you tell us.

**Yarrow Brown-** Thank you for having me, it’s interesting to be on this side as a resident and as executive for Housing North. We were formed in 2018 to address the barriers to housing in our 10 county region through effective communications policy and supporting increased capacity. There are three legs to our stool, all to address housing in our 10 county region, and Leelanau County is one of our 10. One of the legs to our programs is policy and efficacy, so we work to lobby for different bills downstate with the coalition to help local governments make sound decisions about housing and to remove some of the barriers like payments and low taxes, state or federal subsidies, and employer housing tax credits.

The other leg is communication and awareness, so going around helping our units of government, organizations, and partners telling them why housing is so important. The third leg is capacity; we are in a 10 county region that is about the size of a large city, like Indianapolis, yet we are not afforded the same resources and funding for housing. We have a large capacity and a lot of it falls on the staff for the units of government or community organizations. It’s a very technical industry, I came from the conservancy, which seems like a breeze compared to this.

In order to address the needs of Leelanau County, we developed this model in Charlevoix County were we provide technical support to units of government and anyone who wants to address housing needs by offering personal. So what that looks like with local units of government is a contract of services. Hosing North is the fiduciary, and we are going around every township and village in the county to see if this model will work. We are also doing this in Emmett County for a full time position and Manistee County. Steve Shell is our contact in Charlevoix County, he’s been there for two years and our model is 50% government and 50% philanthropy. We find that with local buy in there is more of a seat at the table to help with local needs. We are doing this in coordination with the Leelanau Housing Action Committee, they are a subcommittee for the Leelanau Planning Commission, and they shared the housing ready checklist a few years ago. We have taken that checklist and adapted it to the 10 County Region.

We tend to have a bias toward single-family dwellings in our region, which isn’t bad, but we are looking at ways to diversify our housing without impacting our natural resources. We know there is a need because we did a survey back in 2019 that drastically shows we need housing not just for our area, but to bring workers up here also. In Leelanau County that need is around 700 units. People are really in need of housing and I know in Cleveland Township there are not very many options or opportunity, but there are ways to possibly expand some of our zoning language. For instance, less restrictions on what happens inside the house, like duplexes or triplexes, and apartments to allow different types of housing.

Not sure how much you understand about housing affordability, but you would be hard pressed to build anything less than $250,000, and right now most of the people in the region needing housing are the ones making $40,000/year or less. So those houses become unattainable, therefore we are really trying to find ways to bridge that gap and help with those issues. We are going to each township and asking for a contribution of $5,000 with a commitment over the next three years. It’s hard to make a lot of progress in one year, and we find by year two things start to take off and by year three they are meeting their goals.

**Tim:** I think this is not a local government problem it is a County problem.

**Yarrow-** I feel likes it’s an all hands on deck issue.

**Tim-** With 11 townships at $5,000 that’s $55,000, the county could write that check in a blink.

**Yarrow:** Yes, they probably could, but we’re also looking for philanthropy too. We’ll be applying to the Township Foundation and also the Regional Foundation. Not every township will support this and we understand that, we found that when we didn’t meet with some townships they felt left out. So we are trying to meeting with everyone.

**Tim**: My thought would be get the program up and running, then we contract with whatever those structures are if we find it to be beneficial for our community just like we did with Network Northwest.

**Yarrow:** Centerville along with the Village of Northport are thinking of a proposal. I’m hoping to get to some more of townships involved. I can let you know how it’s received in the next couple of months.

**Jan:** Tying to understand, are you helping individuals find houses or what exactly? Or getting builders to come in and start some partnering?

**Yarrow:** This is trying to build more units and find more units by helping the County.

**Jan:** So this is more about “builders”, nothing to do with the individual trying to find affordable housing?

**Yarrow:** This is more working with all things happening in housing in the County. If there were a program to help individuals then we would also be a part of that.

**Tim:** Like Habitat for Humanity?

**Yarrow:** We are partnered with them, their capacity is about 10 -13 homes per year. Homestretch is also a partner, but we need more than these programs are going to make.

**Tim-** Hard to help with the price in property in Cleveland Township.

**Yarrow-** Exactly, and we would like to meet the new owners of Sugar Loaf to see how that helps.

**Tim:** As soon as we find out whom the owners are. Jan do you have any more questions?

**Jan:** Just tying to figure out the fit.

**Tim:** I’m struggling with that myself.

**Jan:** For me, it’s more toward helping with housing via monetary. Here, it’s hard because we don’t have anywhere to build that’s affordable.

**Yarrow:** So for us it would be looking into how to help with that, like grant writing, subsidies, and partners looking at ARPA funds for financing. Not only are we looking to help get housing costs down, we also want to look at a smaller commutes. Generally, you want to spend 30% of income on housing, but with the commute its almost 50% of their income in this area.

**Jan:** It sounds wonderful, but due to Covid the prices have gone up.

**Tim:** 50% of income going toward mortgage and gas is ridiculous. In our little community, in Maple, across from Broomstacks, those houses are going for $325,000. That is not an affordable house.

**Jan:** Look at Sugar Loaf. A few years ago those (condos) were going for $66,000 and now they are $250,000. It hard to try and put a cap on it. People are now coming up from downstate, buying, working from home, or buying these places for Air B&B. So I don’t truly know how to help with this.

**Yarrow:** There are some ways to help like a Community Land Trust, which one was just formed in Leelanau County called Peninsula Housing. That isn’t the only way, there are other tools. What we really need more of in Leelanau County are apartments, duplexes, triplexes, and townhouses. A lot of the issues are from the NIMBYs, Not In My Back Yard, type of people who don’t want those types of housing. We need some creative solutions to bring the cost down and find solutions for them. I’m not saying I have all the answers, but we want to find a solution to help out.

**Jan:** Not a lot of low income housing available.

**Tim**: Empire and Lake Leelanau, back behind the high school there. You have to become income qualified for that housing. I agree with Yarrow, Cleveland Township would be a good example of the NIMBYs. I thought it would get better when some of the older people left, but now I’m not so sure. Some of the young people coming up are worse than the older ones.

**Todd:** Unless we change the square footage. Have we had anyone come close?

**Nello:** No, I think the closest was still over 800 square feet and that was more of a seasonal home. It’s lowered to 480 sq. ft. now.

**Tim:** We don’t even have storage units for 480 in Cleveland. Sugar Loaf allows for multifamily dwellings.

**Yarrow:** Can you have accessory units on property, like a side house?

**Tim:** Yes, you can, like a detached mother in-law suite or guest quarters.

**Nello:** There is an area where duplexes are allowed, and I haven’t even had anyone ask me about it.

**Tim:** Sugar Loaf resort is zoned for a commercial resort, which would allow those types of housing. No one really knows who the owners are, they are keeping that close.

**Yarrow:** I do have to say, housing is more expensive in the rural areas because they have to have their own water source and septic. It’s really about taking exiting houses and creating a duplex or triplex, if you can find the builders who want to do that.

**Tim:** I would suggest going to the Planning Commission and changing the zoning, so we don’t have so much suburban sprawl. That’s the root of the problem out here.

**Yarrow:** Yeah, I thank you for letting me come in and speak.

**c.) Payment of Bills-**

**Motion by Jan Nowak and seconded Tim Stein to approve payment of bills for December 14, 2021. Ayes: 5, Nays: 0. Motion Carried.**

**Correspondence – None**

**Public forum –**

**Motion by Todd Nowak and seconded by Angie Diotte to adjourn meeting at 7:40 Ayes: 5, Nays: 0. Motion carried.**

Tanelle Budd, Clerk

Approved by Tim Stein, Supervisor