

**LELAND TOWNSHIP PLANNING COMMISSION
MINUTES**

Meeting Date/Time: Tuesday, April 6, 2004 7:00 - 9:20 p.m.

Meeting Location: Township Office Lake Leelanau (TAPES – Twnshp. Office)

Committee Members in attendance: Steve Clem, Richard Plamondon, Kimberly Brant, Charles McCarthy, Daryl ‘Skip’ Telgard, Gary Bardenhagen, Nick Lederle

Robert Hagstrom, Zoning Rep.

Absent:

Visitors: Mary Campbell, Christy Andersen, Kim Bunbury, Steve Crum.
Approximately 11 visitors in the audience

1. **MEETING CALLED TO ORDER:** Steve Clem, with introduction of members at 7:00 p.m.
2. **MINUTES:** McCarthy moved and Nederle seconded that the minutes of 3-31-04 be approved with the correction of Pat Regan name instead of Chris McCrum. Brant moved and Telgard seconded that the minutes of 4-2-04 be approved. Motions passed unanimously.
3. **AGENDA:** Bardenhagen moved and Telgard seconded the Agenda. Approved unanimously.
4. **OLD BUSINESS:** Clem: Mary Campbell, (Planner) will continue to take us through what is left now to review of the Old Orchard Site Plan Review – Preliminary Determination Report. Campbell: You have here an updated Preliminary Report based on discussions from the last few meetings. We begin tonight with 16.01A5. Though having been through this portion we still need to clarify that the agreement with the Road Commission re cost sharing has occurred. Clem: Yes, I have the letter of agreement. Campbell: Proceed to 17.01D. (Mary Campbell will provided an updated Preliminary Report that will reflect the discussion and decisions made by the LTPC this evening (See Attachment I).
 - 20.05I Easement Notice, need to confirm – 23.03B Signs, need to confirm height of signs – 23.03 Landscape, existing trees not specified and need full plant list - 23.07 Plant materials, acceptable trees have been listed, perhaps add names of some taller trees – 23.07D2, need note added to Site plans – 24.07, Clem re onerous language of planting 3 trees “...so as to minimize view impact to unit owner...” Clem requests that this be removed and wording worked on. I want the trees to be shown on the Plot Plan so that when the Zoning Administrator approves or disapproves the Plan, he can determine whether the placement of the trees agrees with the guidelines.

Campbell: within the determination report(DR) there is reference to the attached document which is for your consideration regarding “compatibility and harmoniousness”. It lays out my thinking on the compatibility issue and provides examples from the CDP.
Clem: LTPC needs to study what it says and also I expect that the DR, as it is now, will be what you vote on. The LTPC needs to review this, mark it up and let me know what you find.

PUBLIC COMMENT:

Keith Ashley: in section 4.4 of the CDP the goal is to retain scenic vistas, dark skies etc. 1)after 25 lots are sold, the developer is out of the picture, some lots will be planted and some won't be built for a long time. Three trees is hardly a forest. Developer is selling the view of trees and water. To think a house will be blocked because someone puts three trees in front of their house is wrong. They need more trees. Judy Frederick, Leland – is there a requirement that some trees be conifers vs. deciduous? Six months without conifers would be awful. The pine can be trimmed to be a filter and you can see through it. They would be cheaper to buy too. Kathy Turner: Are you going to discuss compatibility tonight or at another meeting? Clem: we will pass judgment based on the DR which includes that information. Bob Underhill: People generally regard this project as destructive to the character of the township. There are communities who have very strict guidelines regarding their homes. It seems this is a very unique place here. How do we go about having a voice that this doesn't happen in the future? Clem: As soon as we are done working on Old Orchard, that is exactly what we are going to do next. It is called the Comprehensive Development Plan Update. Martha Ryan: why did the agricultural zoning change? I am very opposed to the size of this project. It will change a lot in this community. Clem: If there were any way to put the Jeannie back in the bottle, I'd do it in an instant. I can't. You can put a PUD in AC as well as AR. Keith Ashley: This is a domino problem. The developer has in his plans to have 187 units up on that hill. It says this in the Master Deed. This is only the beginning. I'd like to invite each LTPC member to come to my house and see an excellent filtered site. Gil Bogley: the invitation remains open to come to our home anytime too. Ann Bogley: without a filtered view the owner will spend a fortune on window shades. Gil Bogley: is there a possibility you could put a moratorium on future development until the CDP is completed? Clem: we put that question to our attorney. Her response was that it needs a definite time for it to be lifted. McCrum: this constitutes one project – if there were to be additional projects, we would have to come back before the LTPC again. Bunbury: if this were still Ag Conservation this could be a trailer park. Additionally, we are not attempting to create a forest. None of the people living there want a forest. We do not think 3 trees is a forest. I distributed pictures of what we think this will look like with no homes and no trees. It will be quite pretty with a grassy meadow. Clem: if there are additional comments, please direct them to me preferably via email.

B) Zoning Ordinance Amendment: Mary Campbell was asked to Draft language for the three amendments and distribute to the LTPC for consideration.

- 18.08 height of accessory buildings
- various uses of accessory buildings
- specify what districts condominiums can exist in (not R3 multi-family)

K. Brant: why would we turn commercial land into residential? Isn't the intent to increase business? Hagstrom: there is a C1 condominium on Leland River. Clem: I think we are going to do the CDP and get input from citizens on where they want stuff like this and shouldn't we wait for that? Hagstrom: the C1 and C2 are on our doorstep.

NEXT MEETING: 1) Public Hearing - Thursday, April 29, 2004 Munnecke Rm. Leland Library – 7:00 p.m. All data will be in by April 20th.

Clem: Developer will begin the meeting with a five-minute presentation on the project background.

2) LTPC Standard meeting – May 4, 2004 Township Hall Lake Leelanau 7:00 p.m.

CORRESPONDANCE: Trudy Galla is trying to get a grant. The County Planning Commission has overlay maps for entire peninsula. They include parcel plot overlays. They want some support from Boards and Commissions that it sounds like a good idea. You have now all supported. The other memo is from Mardi Black. She wrote one regarding Restrictive Covenants articles 5 and 7 of the By-Laws. I have asked Kim and Charlie to meet with me next week to review the Restrictive Covenants and determine which ones should NOT be modified by the Developer and Association.

NEW BUSINESS: CDP: Campbell: I have gone through and tried to pull out what is in the current plan for existing services and you should make any notes of what is incorrect. Do you want to assign different people or one person. Clem: we will all do it and they can send their stuff to me. Campbell: With regard to a way to get public input, I have here some things for your consideration 1) a photo tour (see Attachment II), a group of people would go off with assigned cameras, take the pictures, do a small write-up and come back with the cameras. We can put a picture board together. Maybe advertise this at the Public Hearing? 2) provide a ½ sheet comment form (Attachment III) for public comments 3) maybe something on the website and an article in the paper. McCarthy: is this in lieu of sending out a questionnaire? Campbell: that is an open question. Campbell: I will ask Jane what it would take to put something on the website. Clem: we ought to have a process for how these groups would form etc? Campbell: may want to have it as part of a separate meeting. Clem: we will plan to announce this at the Public Hearing and provide a handout. The special meeting to cover photo/data collection will be June 1st.

ADJOURN: Plamondon moved to adjourn at 9:20 p.m., Lederle seconded, motion carried unanimously

Respectfully Submitted,

Elizabeth Rice-Munro (erice@starband.net)
Recording Secretary