2022 Annual Planning Report

LEELANAU COUNTY PLANNING COMMISSION

Leelanau County Planning & Community Development Office
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County Planning Commission

Steve Yoder, Chairman
Representing Finance

Casey Noonan, Vice-Chairman
Representing Recreation

Melvin Black, *Chair Pro Tem,*
Representing Legal/Real Estate

Dan Hubbell
Representing Agriculture

Robert Miller
Representing Economic Development

Gail Carlson
Representing Tourism

Nathan Griswold
Representing Business

Tom Nixon
Representing Municipal Government

Melinda Lautner
Representing County Board
of Commissioners

Kim Todd
Representing Transportation

Amy Trumbull
Representing Education

Planning Staff

Trudy Galla, AICP, Director

Gail Myer, Senior Planner

Jenny Romo, Secretary

Leelanau County Planning Commission Annual Report

The 2022 Planning Report for Leelanau County, Michigan, was prepared pursuant to the requirements of Section 19 (2) of the Michigan Planning Enabling Act, Public Act 33 of 2008, which states:

> "A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development".

The planning commission and planning staff provided a range of services and reviewed and made recommendations on rezoning requests, text amendments, plans, and county facilities throughout 2022.

2022 Planning Commission Projects & Activities:

- Reviewed six zoning ordinance amendments, two rezoning requests, two Master Plan reviews, and one Transportation Plan.
- Completed work on the *Capital Improvement Program* for implementation in the 2023 budget process by the Leelanau County Board of Commissioners.
- Participated in Parks & Recreation Committee, Education Committee, and Housing Action Committee meetings.
- Hosted a Right to Farm Act/Zoning & Planning for Successful Agriculture in Your Community Workshop.
- Attended local township and village meetings.

History:

The Leelanau County Zoning Commission was established by resolution of May 13, 1968. The Leelanau Planning Commission Ordinance was established on January 13, 1970, and then both zoning and planning functions were combined with the Leelanau County Planning Commission.

In 2011, the County Planning Commission developed and adopted an Ordinance to create a Planning Commission for the County of Leelanau as authorized by Public Act 33 of 2008, as amended, being the Michigan Planning Enabling Act. The County Board of Commissioners approved this Ordinance in May of 2011.

The planning commission is appointed by the Board of Commissioners and its members include one (1) member of the County Board, and ten (10) members appointed to represent different interests across the county as approved in the 2011 Ordinance. The commission holds regular (monthly) public meetings to review development and planning items, per state statutes.

The commission prepares an annual Capital Improvement Program (CIP) listing an inventory of assets, along with a list of proposed projects during the CIP six-year period. The commission also prepares updates to the **Leelanau General Plan**, a Plan for guiding growth in Leelanau County.

Training:

Various Commissioners attended online trainings and webinars in 2022 such as the Housing Summit and trainings offered through the Michigan Association of Planning (MAP).

Ryan Coffey Hoag, MSU Extension Land Use Educator, held a Right to Farm Act/Zoning & Planning for Successful Agriculture in Your Community training. Conflicts and legal process including preemption, relation to other laws, and complaint and court processes were also addressed.

Staff and the Planning Commission will continue to review opportunities for trainings and resources, particularly those that can be brought before appointed and elected officials such as training by MAP or MSU Extension.

Planning Staff provide:

- Oversight of the state mandated Solid Waste Management Plan, including the tire recycling collections, household hazardous waste and electronics collections, and document shredding.
- Oversight of the Leelanau County Brownfield Redevelopment Authority.
- Oversight of the Housing Action Committee (HAC).
- Participation in the Leelanau County Land Bank Authority.
- Administration of the Leelanau County Address Ordinance, since December of 1989.
- Administration of the County's Housing Programs. *(Note: Rehabilitation loans for qualified homeowners are done contractually by Northwest MI Community Action Agency with an agreement with Leelanau County.)*
- Digital projects for aerial photos, scanning and other mapping services.
- Participation in Damage Assessment Team for Emergency Operations.
- Director Galla serves as the Leader for the Damage Assessment Team for Leelanau County, and Senior Planner Myer serves as a member of the Damage Assessment Team.
- Director Galla serves as Administrator for the Remonumentation /Monumentation project for the county.

Staff prepared staff reports, agendas, minutes, and agenda items for the planning commission meetings, committee meetings, and for training sessions/workshops.

The following commissions and boards were served by staff in 2022:

Planning Commission and sub-committees

Brownfield Redevelopment Authority (LCBRA)

Land Bank Authority (LCLBA)

Solid Waste Council (SWC)

Housing Action Committee

Remonumentation Peer Group

Grant Administration

Implementation of new grants in 2022 included: EGLE Tire Recycling Grant ($4,200), Remonumentation Grant ($28,562), 2% allocation funds received from the Grand Traverse Band of Ottawa & Chippewa Indians for tire recycling and mattress recycling. Approximately 3,100 tires and 140 mattresses were collected and recycled. This was the first year mattresses were recycled in the county.

Thank you for your service!

The following members completed their terms of service to the county planning commission at the end of 2022: *Gail Carlson and Dan Hubbell.*

STAFF NEWS

Director Galla and Senior Planner Myer attended the American Planning Association (APA) conference in San Diego and attended various sessions focused on zoning changes to enable housing, battling second home culture and changes to the community, aging of housing, group living, etc.

Myer also attended the Michigan Association of Planning (MAP) conference, on Mackinac Island, attending sessions on the challenges of enabling the missing middle and creative and helpful staff reports.

Galla attended the National Brownfield conference in Oklahoma City in August. Galla was nominated to the Board of MAP and began her 3-year term in the fall of 2022.

Staff worked the Household Hazardous Waste / Electronics collections as well as the tire recycling and mattress recycling collections in 2022.

Planning Secretary Jenny Romo was married in 2022—congratulations to Mr. and Mrs. Jake Herman of Suttons Bay!