



PLANNING COMMISSION (PC)

JOINT BOARD MEETING

October 25, 2023

7:00 PM – 9:00 PM

DRAFT MINUTES

I. Leelanau Township PC call to Order, Introductions, rollcall, Notation of Quorum:

Commissioners present: S. Kalchik, G Harder, K. Fisher, B. Hart, B. Mitchell, G. Schatz, T. Weber

Village of Northport PC call to Order, Introductions, rollcall, Notation of Quorum:

Commissioners present: G. French, V. Foley, J. Gale, B. Newell, K. Wessell, and J. Woomer

Chairs G. French and S. Kalchik, called the meeting to order at 7:02PM

II. Approval of Agenda

a. Leelanau Township PC

b. Village of Northport PC; motion to approve agenda by J. Gale, seconded by B. Newell

III. Correspondence

N/A?

IV. Presentation of Leelanau Township Community Foundation Housing Survey Results- Sherwood Smith, Avenue Insight Strategy Results; introduced by Kristi F.

a. Slides are available in DropBox

V. Board Member Discussion, following & during the presentation.

- a. Presentation highlights similarities and differences between the Township and the Village
- b. Survey respondents; N=456
- c. J. Gale asked about the survey mechanics, most of the respondents were online surveys.
- d. K. Fischer
 - i. Seasonal is no longer just “summer”, the hospitality and retail seasons are becoming extended.
 - ii. The survey was not just about “affordable” housing, there’s a serious lack of housing in general.
 - iii. Habitat is interested in getting land in Northport to build.
 - iv. There’s a Housing North meeting coming up that she’s planning on attending.

- v. Reminder that we will not be in these seats forever, so it is up to us to make sure the growth is sustainable.
- e. Bob Newell
 - i. Can we get an architectural school to give us examples of affordable housing (e.g., what can be built for \$100K)?
 - ii. We need to increase density without turning it in nightmarish subdivisions.
- f. J. Dyer
 - i. What's the definition of "affordable" housing?
 - ii. Need to define the problem, do we even have a problem?
- g. G. French
 - i. We need to know the number of short-term rental permits that have been issued in the Village and Township
- VI. Leelanau Township PC update on Master Plan and PC Activities**
- VII. Village of Northport PC update on Master Plan and PC Activities**
 - a. G. French
 - i. The Village PC is at the beginning stages of working on updating the Master Plan.
- VIII. Discussion—Potential and desire for the two planning commissions to work together & planning for the boundaries between the Village and the Township**
 - a. Consensus between the two Planning Commissions is that there is a desire to work together more moving forward.
 - b. K. Fischer will be sharing new Housing North resources (Yarrow Brown)
 - c. Discussed 7th street project coming to a public hearing, K. Fischer asked if one of the options is to donate the land for Habitat?
 - d. T. Weber: suggest hiring a part-time "Housing Czar" to be the go-to for the Township/Village for all housing-related information (e.g., STR)
 - e. J. Dyer agrees with the concept of a joint planning commission between the Township and the Village
- IX. Public Comment**
 - a. Barb Conley
- X. Meeting Adjournment**
 - a. Motion to adjourn the meeting was requested by chairs G. French S. Kalchik
 - b. Meeting adjourned at 9:03