President Christopher McCann called the meeting to order at 7:00 P.M.

Council Members Present:
President McCann Trustees: Gale, Cavendish, Harper, Ager and Conley
Absent Members: Trustee Cook attended via Zoom
Staff Present: Clerk-Scott, Village Manager/Zoning Administrator- Jim Dyer, Treasurer- Diana Simons, DPW Superintendent- Chris Holton

Approval of Meeting Minutes:

Trustee Ager **Moved, Supported by** Trustee Conley to approve the May 9, 2024, Regular meeting minutes with a correction. Discussion: Trustee Ager noted Joanne Cook's name in the discussion of Leelanau Uncaged. **Motion Carried.**

Approval of Agenda (amendments/additions):

The Council agreed by consensus to the agenda.

Correspondence:

None

Public Comment:

None

Staff Reports:

The Council received written reports from the Clerk, Treasurer, Harbor Master, and DPW Superintendent.

A. Village Manager/Zoning Administrator -

Village Manager/Zoning Administrator:

Village Manager Jim Dyer updated the Council on the old hospital's demolition permit, noting ongoing interior work and plans for exterior demolition starting post-July 5. He also reported on five recently issued land use permits. Dyer discussed the township's decision to reject a trash-pickup collaboration, citing concerns and logistical questions from the township board. He recommended placing the joint effort discussion on the agenda for the next meeting, underscoring the importance of a focused debate to make progress amid ongoing summer activities.

1. Committee Reports:

A. Finance Committee:

Trustee Gale provided a Finance Committee report, indicating that the minutes from the recent meeting were included in the packet. The committee met on Wednesday and made several adjustments to the budget, which will be discussed in detail during tonight's meeting.

B. Infrastructure Committee:

Trustee Cavendish provided a report on the Infrastructure Committee, noting that the topics they've been discussing are already covered in the manager's report or listed as discussion items on the agenda.

2. Ex-Officio Board Reports:

A. Planning Commission:

Trustee Gale provided a Planning Commission report, noting that the minutes from their recent main meeting were included in the packets for review. Gale mentioned several planning commission discussions and action items were scheduled later on today's meeting's agenda.

B. NLTUA:

President McCann NLTUA Board member reported that the audit report was the focal point of their recent meeting, noting it was very positive. McCann also confirmed that there will be no meeting in July for the NLTUA.

3. Discussion Items:

A. Village Manager Recommendation Regarding Joint Housing:

Village Manager Jim Dyer recommended the establishment of a joint housing Planning Commission based on his research and discussions with developers experienced in affordable or income-driven housing projects. He emphasized that obtaining zoning entitlements early in the project planning phase is crucial for securing investor confidence and financial backing. Dyer proposed that this joint commission would focus specifically on zoning approvals for housing projects within and around the village and neighboring areas. The commission would have the authority to recommend changes to zoning ordinances or grant entitlements, such as for planned unit developments (PUDs), to facilitate housing projects. Dyer suggested that the majority of commission members could come from existing Planning Commissions, supplemented by additional community representatives, to ensure broad expertise and community involvement in decision-making. Dyer concluded by suggesting ongoing consideration and communication with stakeholders to refine this proposal further.

Trustee Gale requested an informational item to be included monthly on the Planning Commission agenda, aiming to provide regular updates for the commission's consideration and information.

B. Presentation of the Revised Northport Village Zoning Ordinance:

Village Manager Jim Dyer presented several topics to the Council for discussion regarding revisions to the Village Zoning Ordinance. These included the treatment of garages concerning height and location, concerns about residential housing in the C-1 Core Commercial District under the revised ordinance, the differentiation between lighting zoning and nuisance, and regulations concerning transient housing and ADUs (Accessory Dwelling Units). Following extensive discussions during the meeting, Dyer concluded that the input provided was invaluable for refining the draft ordinance. He expressed readiness to prepare draft language based on the discussions and anticipated final adoption at the upcoming July meeting.

4. New Business:

A. Final Approval of the 2024-25 Fiscal Year Budget:

Trustee Harper **Moved, Supported by** Trustee Ager to approve the 2024-25 Budget Resolution as presented.
President McCann opened up the public hearing at 8:19 pm for public comment.

No public comment was made and the hearing was closed at 8:20 pm.

Roll Call Vote: Yeas (6) Nays (0) Abstained (0) Absent (1) Trustee Cook **Motion Carried.**

Consideration of Staff Recommended Amendments:

Village Manager Jim Dyer outlined proposed budget amendments encompassing three projects during his presentation to the Council. The first project involves playground equipment totaling $89,000, funded by $49,260.72 in grant contributions, $10,000 from the General Fund Balance, and $30,000 from the Marina Fund Balance. The second project, costing $20,000, will cover striping major and local streets and the marina parking lot, supported by $10,000 from the current operating budgets of Major and Local Streets, $6,500 from the Marina Fund, and $3,500 from the Major and Local Streets' 2024-25 projected budget. The final project, totaling $2,400, focuses on sealing and striping the Village Office parking lot, funded entirely by the General Fund operational budget. Dyer emphasized that these amendments can be considered collectively or separately.

Trustee Gale **Moved, Supported by** Trustee Harper to approve the budget amendments 1,2 and 3 as presented. **Discussion:** Trustee Cavendish reiterated during the Council meeting that while previously mentioned in the finance committee, it is crucial to ensure that during the implementation of project two—striping of major and local streets and the marina parking lot—the focus remains on not merely following existing practices but on enhancing and aligning with MDOT standards for the improvement of entrances and exits. **Roll Call Vote:** Yeas (6) Nays (0) Abstained (0) Absent (1) Trustee Cook **Motion Carried.**

B. Schedule a Public Hearing on Variance Request for 109 Rose Street:

Trustee Conley Moved, Supported by Trustee Harper to approve a public hearing to be set on July 11, 2024, for the variance request for 109 Rose Street. **Discussion:** Trustee Cook highlighted the property's dual street addresses (Rose and Bay Street), prompting Village Manager Dyer to confirm that both addresses would be included in the public notice.
Roll Call Vote: Yeas (6) Nays (0) Abstained (0) Absent (1) Trustee Cook **Motion Carried.**

C. Approval of the Planning Commission Annual Report:

Trustee Conley **Moved, Supported by** Trustee Harper to approve and submit the 2023 annual Planning Commission report. **Discussion:** Trustee Gale expressed gratitude to Chair Arbury for overseeing the creation of a thorough report that meets the planning and enabling requirements, acknowledging the progress made in this endeavor.
Roll Call Vote: Yeas (6) Nays (0) Abstained (0) Absent (1) Trustee Cook **Motion Carried.**

D. Appointment to the Planning Commission:

There were two appointments to the planning commission discussed by the Council.

President McCann nominated Hugh Scott to fill a vacancy with a term ending in April 2026.

Trustee Conley **Moved, Supported by** Trustee Harper to appoint Hugh Scott to the Planning Commission for a term ending in April 2026. Motion Carried.

President McCann reappointed John Woomer to another three-year term ending in April 2027.

Trustee Ager Moved, Supported by Trustee Gale to reappoint John Woomer to the Planning Commission for a term ending in April 2027. Motion Carried.

E. Approval of the 2024 Braman Bolt Events:

The Council approved the 2024 Braman Bolt events to be held on August 31, 2024, at noon. The Braman Bolt is an annual foot race held in the village.
Trustee Ager Moved, Supported by Trustee Conley to approve the 2024 Braman Bolt event. Motion Carried.

F. Selection of Northport Citizen of the Year:

President McCann nominated Andy Thomas and Gloria Thomas as the 2024 Northport Citizens of the Year.
Trustee Gale **Moved, Supported by** Trustee Ager to approve Andy and Gloria Milliken Thomas as the 2024 Northport Citizens of the Year. Motion Carried.

Payment of Bills:

President Ager **Moved, Supported by** Trustee Conley to pay the bills for May for $73,047.83 when funds become available. Roll Call Vote: Yeas (6) Nays (0) Absent: (1) Trustee Cook **Motion Carried.**

Public Comments:

Nicole Arbury -thanked the council for their work on the budget and said the new budget process was very helpful. Arbury also commented on short-term rentals, expressing concern about the optics of an overlay zone approach. Specifically, she said the optics of some residents being able to make money off their homes while others could not.

Council Comments:

Trustee Harper thanked everyone for getting through the long agenda quickly. He also expressed frustration that there was no public comment on the budget hearing, even though the finance committee and others put a lot of work into the budget. He said it's frustrating to have no feedback on the budget but likely receive complaints later in the year about spending decisions.

Adjournment:

Trustee Harper Moved, Supported by Trustee Cavendish to adjourn the meeting at 8:40 pm.
Motion Carried.

Several Citizens attended via Zoom.

Joni l. Scott, Village of Northport Clerk

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