



# 2015 Annual Planning Report

**Leelanau County Planning Commission**  
**Leelanau County Planning & Community Development Office**  
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## County Planning Commission

Will Bunek, Chair  
Representing County Board of Commissioners

Charles Godbout, Vice-Chair  
Representing Finance

Victor Goldschmidt, Chair Pro-Tem  
Representing Education

Greg Julian  
Representing Agriculture

Gerald Bergman  
Representing Municipal Government

Fred Cepela  
Representing Recreation

Jerry Raymor  
Representing Legal and Real Estate

Richard Kobetz  
Representing Economic Development

Eric Winkleman  
Representing Transportation

Jessica Lukomski  
Representing Tourism

David McCulloch  
Representing Business

## Planning Staff

Trudy Galla, Director

Kristin Holappa, Senior Planner

Diane Kiessel, Housing Manager

Laura Lassaline, Secretary

## Leelanau County Planning Commission Annual Report Summary

The 2015 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 2015.

## Leelanau County Planning Commission:

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, MCL 125.3801, et seq. for the purpose of having planning and zoning in the County of Leelanau, to create, organize, enumerate powers and duties, and to provide for the regulation and subdivision of land, coordinated and harmonious development of Leelanau County; and to function in cooperation with other constituted authorities of incorporated and unincorporated areas within the state where County of Leelanau exists. 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. The commission holds regular (monthly) public meetings to review development and planning items, per state statutes.




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“Planning is always the answer to everything!”

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## 2015 Projects & Activities Highlights

- Reviewed 3 rezoning requests and 13 text amendments
- Continued development of the *Capital Improvement Program*
- Prepared and submitted grant applications per county policy.
- Attended local township and village meetings.
- Participated in Parks & Recreation Committee and Leelanau Scenic Heritage Route Meetings.
- Staff helped facilitate damage assessment from the August storm.
- Assisted Solid Waste Council in establishing new recycling site in Lake Leelanau
- Through Solid Waste Council held 4 household hazardous waste and electronics collections netting 117,463 lbs of hazardous waste and 72,969 lbs of electronics.
- The Leelanau County Address Ordinance was reviewed and amended to meet the new construction code requirements by the state, with display of 4” numbers replacing 3” numbers.

### Planning & Community Development Department:

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

#### The following commissions and boards are served by staff:

Planning Commission and Education Committee of the Planning Commission  
 Brownfield Redevelopment Authority  
 Land Bank Authority  
 Leelanau Clean Water (LCW)  
 Solid Waste Council  
 Housing Review Committee



### Planning Staff also provide:

- Oversight of the county’s Solid Waste Management Program and state mandated Solid Waste Management Plan, including the recycling program and household hazardous waste and electronics collections.
- Oversight of the Leelanau County Brownfield Redevelopment Authority.
- Oversight of Leelanau Clean Water (LCW).
- Participation in the Leelanau County Land Bank Authority.
- Administration of the Leelanau County Address Ordinance & Fee Schedule, per the Address Ordinance of 1989.
- Administration of the County’s Housing Programs.
- 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.



### **Storm Damage Assessment**

Planning staff were instrumental in assessing the damage from the straight line winds, in the storm on August 2nd. Director Trudy Galla and Senior Planner Kristin Holappa participated in field assessment, and calls from affected homeowners were routed through the Planning Office. In total 2 buildings were destroyed, 19 suffered major damage, 74 had minor damage, and 626 more were affected. Estimated total loss is \$29,679,433. Planning and Equalization worked together to develop reports and find estimates for the Emergency Management office.

### **Creating Multigenerational Communities**

Leelanau Planning Commission sponsored a workshop on June 17, 2015 on creating multigenerational communities, presented by environmental gerontologist Esther Greenhouse. Ms. Greenhouse provided an overview of key demographic, economic, housing, zoning and transportation issues within Leelanau County including lack of affordable or workplace housing, and an increase in in-migration of older adults (over 60). Ms. Greenhouse also provided several suggestions for improvement with a focus on Enabling Design. Planning Director Trudy Galla and Director of Senior Services April Missias also provided insight into some of the challenges in Leelanau County.

Following the presentation, participants were divided into small groups and given a worksheet that Ms. Greenhouse provided to explore issues and potential solutions in their communities. The recommendations focused on affordable housing, increasing density, decreasing minimum square footage requirements, and education and incentives for Enabling Design. Ms. Greenhouse provided a written summary report later in the year.

### **Training**

Various Commissioners attended several trainings including: a workshop on Shoreline Zoning, an informational session on FOIA, the Freshwater Summit, and the Michigan Association of Planning Annual Conference. Commissioners and Staff attended a Planning & Zoning Essentials Workshop with Kurt Schindler. Director Trudy Galla attended and presented on zoning issues at the 2015 MI Grape and Wine Conference and also attended the 2015 Brownfield National Conference in Chicago. Senior Planner Kristin Holappa attended the APA National Planning Conference and the IMAGIN Annual Conference. The commission will continue to review opportunities for trainings and resources which can be brought before local appointed and elected officials, and the general public.

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Leelanau County Government Center

Suttons Bay, Michigan

*Dedicated on May 18, 2008*

[www.leelanau.cc/planning.asp](http://www.leelanau.cc/planning.asp)

**Address Assignment**



**Brownfield Redevelopment Authority**



**Recycling**



**Household Hazardous Waste Collections**



**Mapping**

