

MINUTES
LONG LAKE TOWNSHIP PLANNING COMMISSION
8870 N. LONG LAKE ROAD
TRAVERSE CITY, MI 49684

REGULAR MEETING

TUESDAY, SEPTEMBER 16, 2008

1. CALL TO ORDER: The meeting was called to order by Chair Cuthbert at 7:00 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Tina Allen, Robert Verschaeve, Mike Herron, Carolann Newman, Mark Humitz, Pam Cuthbert and Rick Craves present.

Township staff present was Jay Kilpatrick, Planner from Williams & Works, Leslie Sickterman, Planner, Shirley Mesch, Zoning Administrator, and Sara Kopriva, Recording Secretary.

28 members of the public were present.

3. APPROVAL OF AGENDA: Newman, supported by Cuthbert, to approve the Agenda with the amendment, to change the date under 5. Approval of Minutes, from August 12 to August 19. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest stated at this meeting.
5. APPROVAL OF MINUTES: AUGUST 19, 2008 (REGULAR MEETING) and AUGUST 26, 2008 (SPECIAL MEETING) Allen supported by Craves to approve the minutes as presented. Motion carried.
6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). There was no public comment
7. NEW BUSINESS:
 - A) PRESENTATION BY JAY KILPATRICK ON TIME OF SALE SEPTIC INSPECTION ORDINANCE:

Allen stated this project came from goals in the watershed plan and the Township has received a grant to explore the idea of time of sale septic inspections.

Kilpatrick presented a PowerPoint presentation on time of sale septic inspections. Septic inspections would help preserve the natural features and rural atmosphere that are goals of the Master Plan. The average life of a drain field is 20-30 years and 40% of the Township's systems were installed before 1980.

All inspections would be done by certified inspectors and properties could not be transferred without the inspection. The inspection will not stop the sales process but will notify the buyer and seller of any issues with the septic system. The Township would also receive a copy of the report and if the system is noted as failing, the Township will inform the Health Department, who will investigate under the Health Code.

This is a draft general law ordinance regulating time of sale septic inspections (hereafter referred to as "Ordinance") and the Township is currently seeking input from residents and will hold an open house September 30th for more input.

The meeting was now open for questions and comments from the public.

Two letters were received, and five phone comments were documented.

There was concern if a licensed system would have to comply with the Ordinance, how much an inspection would cost, what if there is not enough property to install a new drain field, and how this inspection is going to be better than the one that septic pumpers already do.

Kilpatrick stated that a section will be added to the Ordinance to exclude licensed systems. He was unsure of the cost of the inspections and that the inspections may be similar to those already being done by most homeowners when their systems are serviced, but not everyone is diligent in having their system pumped. The concern about not having enough property would be an issue that the Health Department would have to work with the property owner on.

There were questions about what other Township/Counties' Ordinances were reviewed, why do we need this extra step when there is a disclosure required at the time of sale, why not make inspections mandatory for everyone every couple of years, and what types of public awareness materials may be available.

Kilpatrick stated that this Ordinance is a starting point to help find failing systems. Focus groups and the Township felt that mandatory annual inspections might be too intrusive. Allen stated that public awareness information is going to be provided should this Ordinance be adopted.

Cuthbert thanked everyone for coming and for their input.

Recess: 8:25 pm
Reconvene: 8:37pm

B) WIND TURBINE ORDINANCE

Sickterman stated that the Grand Traverse County Planning Commission reviewed the Wind Turbine Ordinance at their August meeting and had some concerns, although they did recommend approval. She thought that there were enough questions that the Planning Commission should review the Ordinance.

There were 11 concerns: approval process for anemometer towers, why the height restriction of 199 feet, why a preference on lighting when FAA has authority, was the interference section referencing personal or public signals, setback requirements were excessive, removal requirement should be the same as other towers, guy wire setbacks, who is a "qualified" individual, kW reference, what is the decibel scale, and why does the applicant need to prove substantial need.

Sickterman presented changes based on the comments. Clarification would be added to include anemometer towers in the approval process and the height restriction is the same as other towers. The lighting preferences are in case the applicant gets a choice from the FAA. The setback requirements were changed to two times the height of the tower plus the blades for all property lines. The removal requirements are the same as other towers and the Township does not allow anything in the required yards so guy wires should not be allowed in the required yards. Sickterman changed wording regarding "qualified" individuals, researched kW reference and decibel scale, and removed the need to prove substantial need.

Allen, supported by Humitz, to set a public hearing for the next regular meeting. Motion carried.

8. PENDING BUSINESS:

A) REVIEW DRAFT OF ZONING ORDINANCE

Discussion will continue at the next meeting.

9. PUBLIC COMMENT (Any person may speak for up to 3 minutes):

Concerns about small wind turbine systems tied into the power grid and safety for power workers when the power goes out.

10. REPORTS:

- A) PLANNER report was received.
 - B) PLANNING CONSULTANT report was received.
 - C) ZONING ADMINISTRATOR report was received.
 - 1) ADMINISTRATIVE SITE PLAN REVIEW, ADMIN. SPR 09-08-02, J.T. HOLDING TOWER COMPANY-need to submit revised plans
 - D) TOWNSHIP BOARD REPRESENTATIVE: Allen stated that there were recent changes made to the fees section of the fire suppression resolution.
 - E) ZONING BOARD OF APPEALS: Humitz stated that there was no meeting last month. There will be a meeting next month to discuss rules of procedure.
11. CORRESPONDENCE: None
12. COMMISSIONERS COMMENTS: None
13. ADJOURNMENT: Allen, supported by Newman to adjourn at 9:40 pm. Motion carried.

MARK HUMITZ, SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

SARA KOPRIVA, RECORDING SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION
PRIOR TO THEIR ADOPTION.