

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

REGULAR MEETING

TUESDAY, AUGUST 19, 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, Mark Humitz, Pam Cuthbert, Mike Herron, and Carolann Newman present. Rick Craves was absent and excused.  
  
Township staff present was Leslie Sickterman, Planner, Shirley Mesch, Zoning Administrator, and Sara Kopriva, Recording Secretary.  
  
Three members of the public were present.
3. APPROVAL OF AGENDA: Allen moved, supported by Herron to approve the Agenda with the change to move "8.A. New Business" before "7.A. Pending Business" Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest stated at this meeting.
5. APPROVAL OF MINUTES: JULY 15, 2008 (REGULAR MEETING) Allen moved, supported by Herron to approve the minutes with changes to add "moved" after Craves in the last paragraph of 7.A. and after Allen in 9.A. Motion Carried
6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). There was no public comment
8. NEW BUSINESS:
  - A) REQUEST FOR EXTENSION OF APPROVAL OF PUD 06-06-01, CENTURY FARM VILLAGE

Gerald Woolfolk was present from the project. Woolfolk stated that a two year extension was requested to allow for more time to complete the project without pressure. The current economy has made it difficult to complete the project.

The Planning Commission wondered if the process would be any different for a PUD extension in the draft of the proposed new Zoning Ordinance vs. the Zoning Ordinance that is in effect at the present time. Sickterman stated that the site plan approval, or final approval stage, are the same in both Ordinances.

Newman motioned, supported by Herron to recommend a two year extension for PUD 06-06-01 to the Township Board. Motion carried.

7. PENDING BUSINESS:

A) REVIEW OF DRAFT ZONING ORDINANCE

Sickterman presented changes to the development options article of the Draft Ordinance. There were architectural standards to the PUD section added in that were discussed at the last meeting.

Cuthbert questioned if there was any way to require irrigation or maintenance of landscaping. Sickterman stated that language for maintenance of landscaping would be appropriate in the general landscaping section of the Ordinance, but could be added in development options until general landscaping was amended. There was discussion about the requirement of irrigation and the need to preserve water.

Allen suggested an escrow account to guarantee compliance with landscaping requirements. This used to be included in the old cluster section of the ordinance.

There were questions on roadway design standards and it was determined to remove these standards from the Ordinance. Allen would like to see wording addressing the depth of facades so that a large façade has some dimension.

There was discussion on graphics, enforcement, and lot width. The Planning Commission would like to see the farming background of the Township reflected through the architecture in PUDs .

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

The was no public comments

11. REPORTS:

A) PLANNER report was received. Sickterman stated that the Grand Traverse County Planning Commission had reviewed the Wind Turbine Ordinance.

There is a special meeting on August 26<sup>th</sup> at 6:00pm to review the complete draft of the Zoning Ordinance.

- B) PLANNING CONSULTANT report was received.
  - C) ZONING ADMINISTRATOR report was received.
  - D) TOWNSHIP BOARD REPRESENTATIVE: Allen told the Planning Commission about the point of sale septic inspection project that is moving forward.
  - E) ZONING BOARD OF APPEALS: The ZBA is still working on their Rules and Procedure and will have a meeting in October.
12. CORRESPONDENCE: None
13. COMMISSIONERS COMMENTS: Humitz wondered what happened with the project to get a bike path around the lake.
14. ADJOURNMENT: Allen moved, supported by Verschaeves to adjourn the meeting at 8:32 p.m. 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.