

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

SPECIAL MEETING

THURSDAY, DECEMBER 3, 2009

1. CALL TO ORDER: The meeting was called to order by Chairperson Cuthbert at 6:03 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Robert Verschaeve, Joy Tobin, Pam Cuthbert, Mark Humitz, and Carol Hoffman were present. Michelle Marsh was excused.

Staff present was Leslie Sickterman, Township Planner, Shirley Mesch, Zoning Administrator and Sara Kopriva, Recording Secretary.

Forty eight members of the public were present.

The Pledge of Allegiance was recited.

3. APPROVAL OF AGENDA: Tobin moved, supported by Hoffman to approve the agenda with the removal of item 6.6. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest at this meeting.
5. PURPOSE OF SPECIAL MEETING
  - A) TO HOLD PUBLIC HEARING ON ZOA 12-09-01, ZONING ORDINANCE
6. PUBLIC HEARING
  - A) ZOA 12-09-01, ZONING ORDINANCE

- 1) OPEN PUBLIC HEARING: Cuthbert opened the public hearing at 6:05 pm.
- 2) REVIEW OF PROPOSED ZONING ORDINANCE: Sickterman explained the purpose of the meeting and reviewed major changes to the text and map. This is an overall comprehensive update and mostly housekeeping and organizational changes. There were some major changes that allow for agricultural uses in all districts. There is some down-zoning in the northeast and northwest areas of the

Township. There were postcards sent to the property owners that were going to be down-zoned.

Sickterman had received comments for and against the rezoning in both areas. She suggested that the Planning Commission review the Manhattan Estates zoning because down-zoning in that area would create many non-conforming structures. She also received comments from the Girl Scout camp wishing to stay (R2) Lake Residential. Comments and letters were handed out to the Planning Commission.

3) OPEN PUBLIC HEARING TO PUBLIC COMMENT

Mr. McDougall, owner of apartments north of Country Eden Apartments on Gray Road, is against the down-zoning of his property as it limits the additional development options that he bought the property for. Would also like to see the Planning Commissioners make changes to the accessory building square footage allowed so he can build garages for the tenants.

Fewins, 6474 Barney, against down-zoning. Has the intent to put apartments on property.

Emil Ramirez, 5388 and 5374 Cedar Valley, is against rezoning, would like to remain as is. He would like better notification and definitions of terms. He was also wondering how the common drive got a name on the county website.

Pardee, Barney Rd owner, wondered if he was zoned high density.

Tim Getchel, owner of a 4 plex in Manhattan Estates, does not mind the change, but feels that the change is too drastic. Possible to change to four units instead of two. He also asked about rebuilding if a fire occurred and what the insurance implications would be.

Bob Flannery, feels that a 4 plex is a good use of the property and vacant lots would suffer a decrease in value if rezoned.

Nathan Brock, 4432 Westridge, Williamsburg, property owner on Cedar Lake Rd., is against rezoning.

Kennedy, 5890 Cedar Valley, wondered how the down-zoning would effect the ability to build a 2<sup>nd</sup> home. Also wondered about selling wood goods in the zoning district and if that was covered by agribusiness.

Question was asked regarding running an Adult Foster Care home in the R-5 district.

Mary Graham, 7254 Cedar Run, is fine with zoning changes if everyone changes. She hates to commit if the neighbors can develop.

Jeff April, 6141 Cedar Run Rd., does not like the form of the meeting and only received one notice. He bought the farm intending to farm while affordable and to eventually develop. He would like to have a discussion with Staff about changes and how they are going to affect his development potential.

Joanne Gallagher, stated that she only read about meeting in the newsletter that came with the tax bill.

Sickterman explained the process for notification as required by law and what the Township did for notification. Last November the Township held an open house and sent postcards to owners involved in rezoning. She also explained that all Planning Commission packets and minutes were on the website.

Cuthbert welcomed public input in any form to help guide the Planning Commission.

Nathan Brock, wondered what Conservation Recreation meant. Sickterman explained that the name has been around for some time and is meant to preserve natural areas but allow for single family residential. Conservation Recreation has a minimum lot size of five acres.

A member of the public was concerned with a large value shift by rezoning. Sickterman stated that it is difficult to down-zone. The intent is not to limit potential use but to be consistent with Master Plan.

Forest Deeren, Cedar Valley Rd., Likes the reduction in development. Wonders what type of agricultural businesses are allowed in Conservation Recreation and how much time is left before the Zoning Ordinance is adopted. He feels that the preservation efforts are a little late to actually preserve.

Tim Lind, 7525 Cedar Run Rd., is working with the Health Department and feels that high density rezoned to moderate density will directly effect his investment.

Crystal Miller, 4219 Manhattan E, is concerned about the heavy traffic that already exists in the neighborhood. She also thinks there needs to be a stop sign and some way to limit traffic coming through the subdivision from other subdivisions.

Sue White, a property owner off Cedar Valley, opposed to down-zoning as it will cause an economic hardship for her.

Nate Brock, thinks that the Township would benefit from higher density as it creates more taxes.

Tom Menzel, Edgewood Blvd., would like to the Planning Commission to look at state guidelines for wind turbines. He feels that the Township regulations are too restrictive.

Mike Imhoff, Manhattan E, wondered how old the current ordinance is, and would like the Township let the people know how long changes are going to be in effect before changed again.

Humitz stated that the Planning Commission is trying to follow the Master Plan that was adopted five years ago.

Judith Prince wondered when the proposed target date was for adoption.

Mary Graham, would like everyone to be down-zoned the same and wondered how she could find out what her neighbors agreed to.

Crystal, Manhattan E, wondered if it made sense to complete this to start the Master Plan in a few months. Why change now?

Jeff April, wondered how necessary it was to down-zone because of the economic times.

Steve Smiley, feels that wind energy section of the Ordinance is too restrictive and needs major revisions. He offered to meet to discuss

Emil Ramirez, understands the Planning Commission's hard work. He looked on internet for changes but did not find terms the same as discussed tonight. He would also like to suggest that the Township's website address be printed on any future postcard mailings.

Mesch welcomed comments and to stop by the offices with any questions.

Emil Ramirez, is concerned about people that are out of town this time of the year.

Randy Smith, handed a list of comments to the Commission Chair. He encourages change in the regulations for small wind turbines to encourage their development.

There was a comment asking why high density was so greatly reduced in the Barney Road area.

- 4) CLOSE THE PUBLIC HEARING: Hearing no further comments, Cuthbert closed the public hearing at 7:31 pm
- 5) DISCUSSION BY COMMISSIONERS-removed from the agenda
- 6) DIRECTION AND RECOMMENDATION BY COMMISSIONERS TO TOWNSHIP BOARD (AND STAFF)-removed from the agenda

Cuthbert stated that the next Planning Commission meeting was December 22 and the Planning Commission will be discussing the draft Zoning Ordinance and comments,

7. PUBLIC COMMENT-Rick Craves suggested adding 'current' and 'proposed' to Zoning Ordinances online.
8. CORRESPONDENCE- There was no additional correspondence.
9. ADJOURNMENT- Tobin moved, supported by Verschaeve to adjourn at 7:40 pm. Motion carried.

JOY TOBIN, 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.