

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

REGULAR MEETING

TUESDAY, NOVEMBER 23, 2010

1. **CALL TO ORDER:** The meeting was called to order by Chairman Cuthbert at 6:00 p.m. at the Long Lake Township Hall

The Pledge of Allegiance was recited.
2. **COMMISSIONERS PRESENT:** Mike Witkop, Pam Cuthbert, Robert Vershaeve, and Carol Hoffman. Mark Humitz and Joy Tobin were excused. Michelle Marsh was absent.

Township staff present was Leslie Sickterman, Township Planner, Sara Kopriva, Zoning Administrator, and Lynette Ferman, Recording Secretary.

Eight members of the public were present.
3. **APPROVAL OF AGENDA:** Moved by Hoffman, seconded by Witkop, to approve the Agenda as presented. Motion carried.
4. **CONFLICT OF INTEREST STATEMENT:** There was none.
5. **APPROVAL OF MINUTES: OCTOBER 26, 2010 (REGULAR MEETING)**

Moved by Witkop, seconded by Vershaeve, to approve the Minutes of the October 26, 2010 regular meeting. Motion carried.
6. **BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes).** Pug Rudio stated that he read the newspaper article regarding the “attaboy” to Long Lake Township from Michigan Townships Association and expressed his appreciation for everything the Township does.
7. **POSTPONED BUSINESS:** There was none
8. **PUBLIC HEARINGS:**
 - A) TERRY MARTIN (OWNER), 6010 E. TRAVERSE HWY., TRAVERSE CITY, MI 49684, WILHELM LANDSCAPES (APPLICANT), 6243 EAST M-72, WILLIAMSBURG, MI 49690. PURPOSE: CLU 11-10-03 AND SPR 11-10-05, REQUEST FOR A CONDITIONAL LAND USE APPROVAL AND A SITE PLAN

REVIEW TO ALLOW THE INSTALLATION AND OPERATION OF A LANDSCAPE NURSERY BUSINESS WITHIN A GB-GENERAL BUSINESS DISTRICT, AS PER THE REQUIREMENT OF ARTICLE 17 – GB-GENERAL BUSINESS DISTRICT, SECTION 17.2.4, CONDITIONAL USES, ARTICLE 19 – CONDITIONAL LAND USES, SECTION 19.39, OPEN AIR BUSINESS AND STORAGE, AND ARTICLE 24 – SITE PLAN REVIEW, OF THE LONG LAKE TOWNSHIP ZONING ORDINANCE #109. PROPERTY DESCRIPTION: PROPERTY ID. NO. 28-08-002-003-22, THE W 340.5 FT OF NW FRL ¼ OF NW FRL ¼ SEC 2 T27N R12W, PROPERTY ADDRESS SAME AS OWNER ABOVE. THIS PARCEL IS LOCATED IN A GB-GENERAL BUSINESS DISTRICT.

The Public Hearing was opened at 6:15 p.m. by Cuthbert.

1) PRESENTATION OF REQUEST, AS RECEIVED BY STAFF

The Township Planner explained that this request is for a landscaping and nursery business on a site that currently has a business on it and that the Zoning Ordinance allows two primary uses on the property.

2) REVIEW AND RECOMMENDATION BY PLANNER

She stated that the applicant has started some work on the site, but the Township is waiting for further information from the applicant. The Planner's recommendation for tonight is to hold the public hearing and hear public comment, but table the request until the Township receives all pertinent information. The Planner also stated that she has questions for the Planning Commission regarding the location of the display area.

3) COMMENTS AND EXPLANATIONS BY APPLICANT

Robert Wilhelm, applicant, introduced himself and presented his request, stating that he is working with the Township and all other agencies to comply with any requirements. He stated that this will be a second location for his business and it is important to him to grow his business and employ more local residents.

4) QUESTION/DISCUSSION BY COMMISSIONERS

There was discussion regarding hazardous materials, whether the nursery will be retail or wholesale, the number of employees, and the metal pole barn of the property.

5) OPEN PUBLIC HEARING TO PUBLIC COMMENT (Any person may speak for up to 3 minutes)

Steve Plamondon spoke regarding the work the applicant has done at the site and what an improvement it is.

6) CLOSE PUBLIC HEARING TO PUBLIC COMMENT

The Chairman closed the public hearing to public comment at 6:18 pm.

7) DELIBERATION BY COMMISSIONERS

Moved by Hoffman seconded by Witkop to postpone deliberation until next month's meeting. Motion carried.

9. PENDING BUSINESS:

A) ZONING ORDINANCE REVIEW ON LAKEFRONT STANDARDS

The Township Planner stated that she has sent a copy of this Amendment, showing what changes have been made, to the natural lakes representative who was at the last meeting.

There was discussion regarding cases where vegetation may be removed for some other maintenance reasons and whether it would be a violation of the buffering requirements to which lakeside decks are subject.

Moved by Verschaeve, seconded by Witkop, to hold the public hearing for this and other pending amendments at the next meeting. Motion carried.

B) BOARDING KENNELS AS PART OF VETERINARY CLINIC

The Township Planner reviewed the proposed changes to the Ordinance.

Jeff LaCross, owner of Long Lake Veterinary Clinic, spoke regarding the proposed plans for additional runs and equipment. He also explained the type of material they will use to cut down on noise.

This amendment, along with Lake Front Standards amendment will go to the public hearing in December.

10. NEW BUSINESS:

- A) The Township Planner explained that in the new Zoning Ordinance lot coverage rate is 15% in the Lake Residential and Agricultural Districts and 20% in the Low Density Residential District. She stated that after the new Zoning Ordinance took effect, the Township received an application for a home that exceeded the 15% lot coverage in the Lake Residential District. She questioned how many other parcels in the Township may bump into this 15% lot coverage restriction and what the potential degree of the issue is. She will take a look at what other Townships do and proposed a possible sliding scale. She also stated that there was no lot coverage restriction in the old Ordinance and that there is not a good record of where the 15% lot coverage came from in the new Ordinance. This item will be put on the January agenda.

11. PUBLIC COMMENT:

Todd Endresen, Settler's Cove Association President spoke regarding the eight undeveloped lots in Settler's Cove which are all less than one acre.

Carolyn Francis stated that the 20% lot coverage should apply to the Lake Residential District if the lot is one half acre or less.

12. REPORTS:

- A) PLANNERS MOMENTS: This presentation was in regards to Farmland Protection and how the opportunity to farm needs to be maintained. It also stated the uniqueness of the area's crops, and the importance of farms to the tourism industry.
- B) PLANNER: Report was received. Sickterman reported that she went to Chicago for a seminar on sustainable planning techniques.
- C) ZONING ADMINISTRATOR: Report was received. Kopriva reported that she has been working on finishing up inspections and bringing un-permitted temporary signs and buildings into compliance.
- D) TOWNSHIP BOARD REPRESENTATIVE: Hoffman reported that the Christmas gathering at the Fire Department will be December 5, 2010. She also reported that the target date for 24/7 Fire and EMS coverage is December 6, 2010, and that December 30, 2010 will be the end of Long Lake Township's participation in the Community Police Officer Program and that the Township will rely on the State Police. She also distributed the new Long Lake Township Parks Map.
- E) ZONING BOARD OF APPEALS REPRESENTATIVE: Humitz was not in attendance.

13. CORRESPONDENCE: There was none.

14. COMMISSIONERS COMMENTS: There were none.

15. ADJOURNMENT: Moved by Witkop, supported by Hoffman, to adjourn at 7:25 pm.

JOY TOBIN, SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

LYNETTE FERMAN, RECORDING SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

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