

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

REGULAR MEETING

TUESDAY, JANUARY 20, 2009

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, Joy Tobin, Pam Cuthbert, Mark Humitz, Robert Verschaeve, and Carol Hoffman were present. Mike Herron was absent and excused.

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

Four members of the public were present.

3. APPROVAL OF AGENDA: Tobin supported by Allen to approve the agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest stated at this meeting.
5. APPROVAL OF MINUTES: DECEMBER 16, 2008 (REGULAR MEETING) Allen supported by Tobin to approve the minutes as presented. Motion carried.
6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). Comment heard regarding tower height and setback requirements for cellular towers and wind turbines. Verschaeve mentioned a possible conflict of interest since the plans, dated 2002 that were distributed, were drawn by Gosling Czubak.
7. POSTPONED BUSINESS: None
8. PENDING BUSINESS:

A) REVIEW DRAFT ZONING ORDINANCE AND DRAFT ZONING MAP

The Planning Commission members were provided an updated, clean copy of the draft Zoning Ordinance.

- Discussion by members regarding extraction (quarrying, mining, etc.) allowed as a conditional use in the Low Density Residential district. Sickterman asked the Township Attorney his opinion on allowing extraction. He recommended allowing extraction as a conditional land use so limitations can be placed on it in the Zoning Ordinance. If extraction is not allowed by conditional use then if someone would like to do extracting in the Low Density Residential district they would have to ask for a rezoning and the Planning Commission would lose the ability to place conditions on the use. The Planning Commission agreed to allow extraction in the Low Density Residential district as a conditional use.
- The Planning Commission discussed the 1,000 square foot minimum floor area that is required by the Zoning Ordinance. There has been public comment at previous meetings that asked the Planning Commission to reconsider the 700 square foot minimum was previously in the Zoning Ordinance. A letter and article were submitted by Gregory Holwerda supporting a smaller minimum square foot requirement.

Sickterman asked the Township Assessor if the size of a neighboring house will have an impact on the value of a house. The Assessor stated that it will have effect on the property values but can be counter balanced by quality of materials and maintenance. The Assessor also said that there is no exact formula to determine the impact or concrete data to back this up.

Tobin questioned how Holwerda's letter and article supported smaller square foot requirements. She believes that the market should play a part. Allen proposed a scale or different square foot requirement for each district since the impact of the size of the house is different on different size lots.

There was discussion regarding how the square footage is calculated. Currently the Ordinance has definitions for gross floor area, ground floor area, net floor area, total floor area, and living space and does not specify which is used for calculating this requirement.

Mesch stated that a 24 x 40, 960 square foot modular was typical. There was discussion on if only the foot print should be counted, or all floors.

Tobin and Allen measured the meeting room to help visualize the square foot requirement.

There was discussion regarding the "foot print" of a home and the impact on the neighborhood. Allen stated that a two story home can have a greater impact if placed on a small lot than a ranch.

The Planning Commission agreed to lower the minimum square foot requirements for moderate and high density single family homes and have Sickterman work on minimum foot print requirements.

- The Planning Commission discussed who should approve temporary uses. The Township Attorney recommended the Zoning Administrator approve, and that requirements for approval be in the Zoning Ordinance.

Allen would like the Township Board to approve since they will be the ones receiving complaints about the event and have the resources to inform the fire department and/or police.

The Planning Commission discussed allowing the Zoning Administrator to approve land use related temporary use (Christmas tree sales, produce stands, etc.) and the Township Board to approve large events like carnivals.

Sickterman to work on language to have Zoning Administrator approve land use type events for the Zoning Ordinance and Township Board approve large events in a stand alone ordinance.

- Discussion regarding draft Zoning Map.

Planning Commission would like to see Conservation Recreation in sections 26 and 35 look like the adopted map. There was discussion regarding non conforming neighborhoods. Mesch stated that there are provisions in the Zoning Ordinance that allows property owners to build on non conforming lots.

Tobin asked if the west side of Dyer Lake should be zoned Lake Residential. Sickterman and Mesch are to review ownership in that area.

The Planning Commission would like notices sent to the rezoned high density area only since changes have taken place since the open house.

- Tobin asked if conditional rezoning provisions were removed from the Zoning Ordinance. Sickterman and Mesch explained that that it was not a benefit to the Township to allow conditional rezoning and the Planning Commission agreed at a previous meeting.

9. **NEW BUSINESS:**

Members discussed moving the Planning Commission day and time. The members agreed to move the meeting to 6:00pm and check calendars to see if the 4th Tuesday would work. The members also want to check with Herron to see if the changes would work with him.

Discussion regarding work session scheduled for next week. Members agreed to tentatively meet February 2nd.

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

There was no public comment.

11. REPORTS:

- A) PLANNER report was received.
- B) PLANNING CONSULTANT report was received.
- C) ZONING ADMINISTRATOR report was received. Mesch stated that land use permits were slow and that she is cleaning up files.
- D) TOWNSHIP BOARD REPRESENTATIVE: Cuthbert welcomed Carol Hoffman to the Planning Commission. Carol stated that the Township Board recently had a joint meeting with the Grand Traverse County Board of Commissioners to discuss ORVs, the septage plant, and wind energy.
- E) ZONING BOARD OF APPEALS: There were no cases in January but the Board did approve the minutes that adopted the new rules and procedures

12. CORRESPONDENCE: None

13. COMMISSIONERS COMMENTS: Members discussed attending the MAP Zoning and Planning Workshop.

14. ADJOURNMENT: Tobin motion to adjourn at 9:15 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.