

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

SPECIAL MEETING

TUESDAY, FEBRUARY 3, 2009

1. CALL TO ORDER: The meeting was called to order by Chair Cuthbert at 6:05 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Joy Tobin, Pam Cuthbert, Mark Humitz, Carol Hoffman, Robert Verschaeve (arrived 6:15 pm) were present. Tina Allen and Mike Herron were absent and excused.

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

There were no members of the public was present.

3. APPROVAL OF AGENDA: Tobin to approve the agenda as presented. Motion carried.
4. PURPOSE OF STUDY SESSION

A) REVIEW DRAFT OF ZONING ORDINANCE

Sickterman followed up on any outstanding issues and has brought the draft back to the Planning Commission for their review.

Sickterman has consolidated Floor Area terms and moved the definitions to one area of the Ordinance. From the discussion at the last meeting, the minimum livable floor area is 1,000 square feet in all residential districts except Moderate Density and High Density Residential districts, where the minimum ground floor area is 700 square feet and the core living area is required to be 24 ft x 24 ft. Mesch suggested reducing the core living area to 22 ft x 22 ft or 20 ft x 20 ft for these districts since the minimum ground floor area could be 700 square feet.

There was discussion regarding waterfront homes, corner lots and non-conforming lot setback requirements. The Planning Commission made a few changes to the definitions to help clear up any confusion on what the terms meant.

Sickterman presented proposed language for temporary uses. There was a discussion on time frame for special events. Mesch wondered if school carnivals and church dinners would require a permit. The Planning Commission felt that if the event was indoors there should be restrictions but not require a permit since it will have less of an impact than outdoor events. The Planning Commission feels that traffic, signs, parking, and lighting need to be monitored.

There was discussion on garage sales and if they would be included in temporary uses. Mesch and Sickterman both stated that garage sales are difficult to monitor since they usually happen on the weekend. The Planning Commission discussed and would like to see some language added regarding garage sales. Possibly only allow four times per year for five days per event, require items to be sold on-site and store items inside.

There was discussion about deck paths and the definition in the ordinance for them.

The Planning Commission agreed to send the draft for attorney review.

The attorney should be done with the review in two weeks and a public hearing can be held after that. The Planning Commission would like to wait until April to hold the public hearing for residents that leave in the winter.

Sickterman stated that at the March meeting there will be a presentation on the tree planting grant that the Township has been awarded and work on the special area plan will begin shortly.

5. PUBLIC COMMENT (Any person may speak for up to 3 minutes): There was none.
6. CORRESPONDENCE: None
7. ADJOURNMENT: Humitz supported by Hoffman to adjourn at 8:11 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.