

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

REGULAR MEETING

TUESDAY, JANUARY 26, 2010

1. CALL TO ORDER: The meeting was called to order by Chair Cuthbert at 6:00 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Robert Verschaeve, Michelle Marsh, Joy Tobin, Pam Cuthbert, and Mark Humitz present. Carol Hoffman was absent and excused.

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

Twenty-two members of the public were present.
3. APPROVAL OF AGENDA: Humitz, supported by Verschaeve, to approve the Agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: Verschaeve declared a conflict with Agenda Item 8.A.
5. APPROVAL OF MINUTES: Humitz, supported by Tobin, to approve the December 22, 2009 Minutes with the change to strike the sentence "Tobin suggested rezoning a portion to allow for development." on the second page, fourth paragraph, second sentence. Motion carried.
6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). There was no public comment
7. POSTPONED BUSINESS: There was none.

VERSCHAEVE EXCUSED HIMSELF FROM THE TABLE AND LEFT THE ROOM.
8. PUBLIC HEARINGS
 - A. GLEN & ELLA NOONAN (OWNERS), 1245 W. TRAVERSE HWY, MAPLE CITY, MI 49664 AND BAY AREA TRANSPORTATION AUTHORITY (APPLICANT), 3233 CASS ROAD, TRAVERSE CITY, MI 49684. PURPOSE: CLU 01-10-01 AND SPR 01-10-02. TO PROVIDE FOR THE CONSIDERATION OF THE ISSUANCE OF A CONDITIONAL LAND USE PERMIT AND A SITE PLAN REVIEW FOR A COMMERCIAL WIND TURBINE WITH A TOWER HEIGHT

NOT TO EXCEED 199-FEET WITHIN AN AG, AGRICULTURAL DISTRICT, AS PER THE REQUIREMENT OF ARTICLE 13 – AG AGRICULTURAL DISTRICT, SECTION 13.3.14, WIND ENERGY CONVERSION SYSTEMS (WECS), ARTICLE 14 – CONDITIONAL LAND USES, SECTION 14.35 WIND ENERGY CONVERSION SYSTEMS (WECS), AND ARTICLE 24 – SITE PLAN REVIEW, OF THE LONG LAKE TOWNSHIP ZONING ORDINANCE #60, AS AMENDED. PROPERTY DESCRIPTION: PROPERTY ID. NO. 28-08-002-001-00, LEGALLY DESCRIBED AS LL 17 V E ½ OF NE FRL ¼ SEC 2 T27N R12W EXC COM NE COR SD SEC TH S 88 DEG 17'W 774.71' ALG N LN OF SD SEC TO POB TH S 88 DEG 17'W 540.05' ALG N SEC LN TH S 0 DEG 26'W 423.49' ALG E 1/8 LN TH N 88 DEG 17'E 442.78' TH N 13 DEG 15'E 438.06' TO POB. 85.32 A EXC RD R/W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, PROPERTY ADDRESS TO BE ASSIGNED. THIS PARCEL IS LOCATED IN AN AG – AGRICULTURAL DISTRICT.

OPEN THE PUBLIC HEARING AT 6:07 PM

Sickterman presented the application for a proposed wind turbine in Section 2 of the Township. The property is zoned AG and is immediately adjacent to commercial. The height would be limited to 199-feet and requires a noise study, avian impact study and a shadow study. The studies were received after the deadline date. Sickterman recommended that the Planning Commission keep the public hearing open until next month so that the public has adequate time to review the materials. BATA is in the process of bidding out the turbine. They do not have an exact model yet so some required information for the applications is unknown.

The Planning Commission agreed to reserve discussion and decision until next month when all information is turned in and a decision can be made.

Tom Menzel, representative of BATA, presented the project and stated that the project was part of a grant that is going to expire in the near future. The project is not asking for any variances and will be smaller than the existing turbine on M-72.

There was discussion about a timeline for the completion of the project and it was stated that the grant ended on September 30, 2010. There was discussion of missing items on the site plan (existing setbacks, safety sign detail, and crane pad material) and that the items should be included for next month's meeting.

The preliminary noise study shows that the noise level on the west property line exceeds the maximum allowed. Planning Commissioners asked if there was a possibility of moving the wind turbine in order to meet the noise standards.

The Public Hearing was opened to the public.

Four individuals spoke in favor of the request; one individual would like more information about the project.

PUBLIC HEARING CLOSED AT 6:55 PM

There was discussion about keeping the public hearing open to allow the public to comment on new information that would be submitted in the next month. The public hearing will reconvene at the February meeting.

VERSCHA EVE RE-JOINED THE PLANNING COMMISSION

9. NEW BUSINESS:

- A) SITE PLAN REVIEW, SPR 01-10-01, TRAVERSE CITY STATE BANK (OWNER), 310 W. FRONT STREET, TRAVERSE CITY, MI 49684, AND EDWARD GIRRBACH (APPLICANT), 13220 PENINSULA DRIVE, TRAVERSE CITY, MI 49686, PROPERTY ID. NO. 28-08-002-001-10, T27N R12W, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, PROPERTY COMMONLY ADDRESSED AS 6806 EAST TRAVERSE HIGHWAY, TRAVERSE CITY, MI 49684. PURPOSE: TO REVIEW PLANS FOR THE MANUFACTURING OF POTATO CHIPS. THIS PARCEL IS LOCATED WITHIN A C-2 GENERAL BUSINESS DISTRICT.

Sickterman presented the project. There are two existing buildings on the site and there will be no changes to the site other than trash screening. There will be processing, distributing and packaging done on the site and it is considered a light industrial use. Sickterman recommended a few notations be added to the site plan and they are included in the Findings of Fact packet. The applicant has asked that some outside storage be allowed.

Ed Girrbach, applicant, was present and answered questions. He presented a permit with bond and drawings from Elmer's for the drive entrance. Elmer's is complying with the requirements of Rural Fire on the entrance drive and driveway width, and hard pavement.

The applicant proposes to make and package potato chips at this location. There was discussion on waste produced. The water from the potato washing bath will be used for irrigation and there is no waste oil as the chips absorb the oil. Byproducts will be dirt and rinse water.

There was discussion about the outside storage and where the applicant might want it. The applicant stated that right now there is no need for outside storage but may need some extra space as the business grows.

The hours of operation are currently only a few days but the applicant hopes for 24/7 in the future.

There was discussion on the hours of operation and truck traffic. There is currently at least one other business that operates 24/7.

Cuthbert read aloud the Findings of Fact presented to the Planning Commission.

Humitz, supported by Marsh, to approve the site plan for SPR 01-10-01 for potato chip establishment with the following conditions:

1. Addition of a note to the site plan stating outdoor storage will be between buildings, west of existing building and south of south building and all processing will be conducted within the buildings.
2. Addition of a note to the site plan stating the proposed hours of operation will be 24 hours, 7 days a week.
3. Subject to favorable review by all outside agencies and conditions of approval including, but not limited to:
 - a. Completion of driveway improvements as required by MDOT prior to receiving a land use permit or, alternatively, financial guarantee acceptable to the Township and the applicant, guaranteeing completion of this improvement; and
 - b. Installation of a 30,000 gallon water storage tank to meet the requirements of the Grand Traverse Rural Fire Department or payment of the fee in lieu of installing the tank in compliance with the Long Lake Township Wide Emergency Water resolution.
4. Final submitted site plan to be sealed and signed by the preparer.

Motion Carried.

10. PENDING BUSINESS

A) ZOA 12-09-01, ZONING ORDINANCE

1) DISCUSSION BY COMMISSIONERS

The Planning Commission received a letter from Sue Kelly regarding her property at 28-08-001-021-40 and wishes to not have it rezoned. There was discussion about the Girl Scout property. The Planning Commission would like a representative from the Girl Scout property to come to the next meeting to discuss the future of the property.

There was discussion on if there should be another public hearing. A public hearing will be set for the regular meeting in March.

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

There was public comment suggesting that if people do not show up to the meeting then they are not concerned about changes.

12. REPORTS:

- A) PLANNER: A flyer was passed out about a Planning and Zoning Essentials training program on March 13th.
 - B) ZONING ADMINISTRATOR report was received. Working on cleaning up files for end of year and violations.
 - C) TOWNSHIP BOARD REPRESENTATIVE: Township Board representative was not present
 - D) ZONING BOARD OF APPEALS: Humitz stated that there will be a meeting in February to approve the January meeting minutes. The ZBA denied a request to split a non-conforming lot.
13. CORRESPONDENCE: None
14. COMMISSIONERS COMMENTS: There was none.
14. ADJOURNMENT: Motion by Cuthbert to adjourn at 8:25 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.