

MINUTES
LONG LAKE TOWNSHIP PLANNING COMMISSION
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49685

TUESDAY, JANUARY 25, 2011 (REGULAR MEETING)

1. CALL TO ORDER – 6:00 P.M. by Vice-Chairman Humitz.
2. ROLL CALL – Verschaeve, Marsh, Humitz, and Tobin were in attendance. Hoffman, Witkop and Cuthbert were absent and excused. The Township Planner and Zoning Administrator were also in attendance.
3. APPROVAL OF AGENDA – Moved by Verschaeve supported by Tobin to approve the agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT - None stated.
5. APPROVAL OF MINUTES: DECEMBER 28, 2010 (REGULAR MEETING) – Moved by Marsh supported by Tobin to approve the December 28, 2010 minutes as presented. Motion carried.
6. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.) – There was no public comment.
7. POSTPONED BUSINESS: None
8. PUBLIC HEARINGS: None
9. PENDING BUSINESS
 - A) DISCUSSION ON COVERAGE RATIOS
 - 1) PRESENTATION BY STAFF – The Township Planner stated that at the November meeting she was asked to find out how other area townships handle lot coverage areas. She stated that some townships include parking lots, decks, etc. and the average lot coverage rate maximum of these townships is 20%. She presented three potential options:
 - a.) Make coverage rates higher

- b.) Eliminate maximum lot coverage rate
- c.) Scale the maximum lot coverage rates – if you have a smaller lot you are allowed a higher coverage rate.

- 2) DISCUSSION BY COMMISSIONERS - There was discussion regarding parcels in the township that are less than one acre that exceed the 15% lot coverage rate. There was also discussion on whether or not to include impervious surfaces in the calculations, professional surveys and how the lot coverage rates could affect additions to existing homes. The commission was not in favor of getting rid of lot coverage rates. Vice-Chairman Humitz stated that the ordinance needs to be very specific so that tight cases do not become contentious.
- 3) DECISION AND DIRECTION BY COMMISSIONERS TO STAFF – There will be further discussion on this matter at the next meeting.

10. NEW BUSINESS

A) RECREATION PLAN REVIEW

- 1) PRESENTATION BY STAFF – The Township Planner stated that Williams & Works/R Clark has been working with the Recreation Committee on a new five year plan. She stated that this is the Planning Commission’s opportunity to comment on the plan before it goes before the Township Board for approval. She also stated that the majority of the proposals under the plan are maintenance and further development for existing parks and that the larger proposed projects are in Cedar Run Creek and Bullhead Lake.
- 2) DISCUSSION BY COMMISSIONERS – There was discussion regarding the use of the word “deficiencies” in the plan. Commissioner Tobin noted that there are several typos found; she will pass these on to the Township Treasurer. Also discussed were the handicap accessible features at Twin Lakes and the loss of some funding for that project.
- 3) DECISION AND DIRECTION BY COMMISSIONERS TO STAFF

B) ANNUAL REPORT - The Township Planner presented a draft of the Annual Report. There was discussion regarding goals for next year. Moved by

Verschaeve supported by Marsh to approve the annual report and send it to the Township Board. Motion carried.

11. PUBLIC COMMENT – There was no public comment.

12. REPORTS

- A) PLANNERS MOMENTS – This edition was regarding forming Joint Planning Commissions.
- B) PLANNER – Report was received. The Planner stated that she and the Zoning Administrator attended the County Planning Commission's meeting regarding medical marijuana. She stated that most townships have passed a moratorium, but at this time she recommends doing nothing. She reported that Cherry Republic will be on the agenda for next month and that a possible addition to Electro Optics and Long Lake Veterinary Clinic and will be on the March or April agendas.
- C) ZONING ADMINISTRATOR – Report was received. The Zoning Administrator reported on an issue with an insulation company and Rural Fire's requirements.
- D) TOWNSHIP BOARD REPRESENTATIVE – The Township Board representative was not in attendance.
- E) ZONING BOARD OF APPEALS REPRESENTATIVE – Commissioner Humitz reported that the ZBA did not hold a meeting in December.

13. CORRESPONDENCE – There was no correspondence.

14. COMMISSIONERS COMMENTS – There were none.

15. ADJOURNMENT – Moved by Marsh supported by Tobin to adjourn at 7:29 pm. Motion carried

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.