

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

REGULAR MEETING

TUESDAY, DECEMBER 22, 2009

1. CALL TO ORDER: The meeting was called to order by Chair Cuthbert at 6:01 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Robert Verschaeve, Michelle Marsh, Pam Cuthbert, Mark Humitz and Carol Hoffman present. Joy Tobin was excused  
  
Township staff present was Leslie Sickterman, Township Planner, Shirley Mesch, Zoning Administrator, and Sara Kopriva, Recording Secretary.  
  
Three members of the public were present.  
  
The Pledge of Allegiance was recited.
3. APPROVAL OF AGENDA: Verschaeve, supported by Hoffman, 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: Humitz, supported by Marsh, to approve the Minutes of the October 15, 2009 (Special Meeting), OCTOBER 27, 2009 (Regular Meeting) and DECEMBER 3, 2009 (Special Meeting) meetings 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:
  - A) ZOA 12-09-01, ZONING ORDINANCE

**THIS HEARING WAS CLOSED TO PUBLIC COMMENT AT 7:31 P.M. ON DECEMBER 3, 2009.**

1) RESUME DELIBERATION BY COMMISSIONERS  
Sickterman presented for discussion a memo summarizing public comment and proposing changes to the draft zoning map and text. She presented ideas for the zoning in Manhattan Estates. The Planning Commission agreed to have Sickterman rewrite the standards for the Moderate Density district to allow existing parcels under

10 acres to develop at the higher density. This would make all duplexes and fourplexes in Manhattan Estates fully conforming to zoning. In Sickterman's memo, she explains how concerned properties owners would be affected by the redrafting of Moderate Density zoning district. This proposal was forwarded to the Aprills. Sickterman has not heard back from the Aprills; the Planning Commission would like to know how they feel about the changes. The Planning Commission feels like the changes are a nice compromise with the property owners but is also closer to the goals of the Master Plan.

There was discussion regarding down zoning in the northeastern portion of the Township to Conservation Recreation. Sickterman recommends leaving this area in the Low Density Residential zoning district but to allow any property owners that would like to rezone an opportunity to be down zoned at this time. The Planning Commission concurred that although the Master Plan recommends the down zoning to Conservation Recreation, down zoning is not recommended because the public generally does not agree with the down zoning.

The Planning Commission agreed to add accessory dwellings to the list for future discussion.

There was discussion on the Girl Scout property and if it should be rezoned. Sickterman reported that, although she could not attend the meeting, Tobin suggested rezoning only a portion of the property to allow for development. There was discussion about what is their intended use of the property and whether the same Girl Scout Council owns the Bass Lake camp. Sickterman is to further research this for the Planning Commission.

Planning Commission agreed to not rezone Chazz McCall and his adjoining neighbor to the north per staff recommendation.

The Planning Commission agreed with staff to not rezone Marion Martin's property on the southwest corner of Thiel and Fisher Roads.

The Planning Commission agreed to rezone property around Bullhead Lake to Conservation Recreation.

The Planning Commission will review lakeside buffer strips at a later date.

At the public hearing there were comments about wind turbine regulations and some of the old language ended up in the draft. Sickterman is going to make changes to the draft so that the language is the same as what is currently adopted.

The Planning Commission agreed to postpone a decision on the draft until the next meeting.

Hoffman has heard concerns about outdoor furnaces and if natural fireplaces, burn barrels, and wood stoves would be included. There is concern about smoke issues and Sickterman will do research for next meeting.

8. PENDING BUSINESS: There was none.

9. NEW BUSINESS: There was none

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

There was public comment clarifying whether any change is proposed to the zoning in the Cedar Valley Road area. The Planning Commission confirmed that no change in zoning is now proposed for the area in question.

11. REPORTS:

A) PLANNER: Nothing additional to report. There will be two cases for next month.

B) PLANNING CONSULTANT: none.

C) ZONING ADMINISTRATOR report was received.

D) TOWNSHIP BOARD REPRESENTATIVE: Hoffman stated that everyone was finishing up year end items.

E) ZONING BOARD OF APPEALS: Humitz stated there was no meeting in December. There will be a meeting in January.

12. CORRESPONDENCE: None

13. COMMISSIONERS COMMENTS: Verschaeve asked about the ranking of the roads and where the project was. The Township Board will be reviewing the list at the January meeting.

14. ADJOURNMENT: Humitz, supported by Verschaeve, to adjourn at 7:50 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.