

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

REGULAR MEETING

TUESDAY, JULY 15, 2008

1. CALL TO ORDER: The meeting was called to order by Vice Chair Newman at 5:00 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Tina Allen, Robert Verschaeve, Mike Herron, Carolann Newman, and Rick Craves present. Pam Cuthbert arrived at 5:43 p.m. Mark Humitz was absent and excused.

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

Two members of the public were present.

3. APPROVAL OF AGENDA: Allen moved, supported by Herron to approve the Agenda with the change to add "3a. Election of Officers" to the agenda. Motion carried.
- 3a. ELECTION OF OFFICERS: Craves moved, supported by Allen, to re-elect the same officers. Cuthbert- Chair, Newman- Vice Chair, Humitz- Secretary. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest stated at this meeting.
5. APPROVAL OF MINUTES: JUNE 17, 2008 (REGULAR MEETING) Allen moved, supported by Craves, to approve the 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:
  - A) ZOA 05-08-01, to provide for an amendment to ARTICLE 3- DEFINITIONS, amending Sec. 3.24, Definitions-W, adding Wind Energy Conversion System;

Wind Energy Conversion System, Small; Wind Energy Conversion System, Large; and Wind Monitoring Station; add Small Wind Energy Conversion System under Permitted Uses to the following ARTICLES-ARTICLE 8- R-1 LOW DENSITY RESIDENTIAL, Sec. 8.1, Intent and Purpose; ARTICLE 9- R-2 LAKE RESIDENTIAL, Sec. 9.1, Description and Purpose; ARTICLE 10- R-3 HIGH DENSITY RESIDENTIAL, Sec. 10.1 Description and Purpose; ARTICLE 11- C-1 LOCAL BUSINESS, Sec 11.1, Intent and Purpose; ARTICLE 12- C-2 GENERAL BUSINESS, Sec 12.1, Intent and Purpose, and ARTICLE 13- AG AGRICULTURAL, Sec. 13.1, Purpose; add Large Wind Energy Conversion Systems to Conditional Uses to the following ARTICLES-ARTICLE 8- R-1 LOW DENSITY RESIDENTIAL, Sec. 8.1, Intent and Purpose; ARTICLE 10- R-3 HIGH DENSITY RESIDENTIAL, Sec. 10.1 Description and Purpose; ARTICLE 13- AG AGRICULTURAL, Sec. 13.1, Purpose; ARTICLE 4- GENERAL PROVISIONS, add Sec. 4.22, Small Wind Energy Conversion Systems (WECS) in its entirety; ARTICLE 14- CONDITIONAL LAND USES, add Sec. 14.35, Large Wind Energy Conversion Systems in its entirety.

Sickterman presented changes from the last meeting. Changes include a 15-foot blade clearance for small WECS and an intent section for large WECS to standardize the regulations in the Zoning Ordinance.

The Commission discussed abandonment times for large and small WECS and agreed that they should both have the same time period, 1 year.

Craves supported by Verschaeve to recommend approval of Ordinance #05-08-01 to the Township Board. Motion carried.

#### B) DISCUSSION DEVELOPMENT OPTIONS

Sickterman presented changes, including allowing homes to be tucked into natural features. There was discussion about architectural standards for a PUD and possibly working on some standards in the future.

Minor changes and Planner's (Jay's) comments for next meeting.

8. PENDING BUSINESS: There was none.

9. NEW BUSINESS:

#### A) DISCUSSION ON PRIVATE ROADS:

The private road ordinance is a General Law Ordinance. Sickterman has noticed problems in the approval process during recent projects. There was discussion about what the Township Board is making a decision on when approving private roads.

Cuthbert arrived at the meeting at 5:43 p.m. and resumed the duties of Chair.

There was discussion regarding the two levels of approval for private roads. The Township Board for subdivisions and the Zoning Administrator for land divisions.

Allen supported by Craves to have the Chair write a letter to the Supervisor regarding the Township Board's philosophy and desired powers for approval with private roads. Motion carried.

B) DISCUSSION ON TRAVEL TRAILERS

Last month Mesch brought up concerns regarding travel trailers and the length of time they are allowed on a piece of property. These are trailers that property owners are using as a temporary dwelling. The Ordinance currently allows the owner to place and occupy a travel trailer for 30 days prior to obtaining a Land Use Permit effective for six additional months. The Ordinance does not state what happens after the six months is up and what the processes should be. The Ordinance also does not limit the number of travel trailers that may be on a vacant lot with people living in them.

Sickterman presented proposed changes for the Ordinance. There was concern about the proposed length of time the travel trailer was allowed without a permit and visiting family. The Commission would like to see setbacks enforced on the travel trailers, one trailer per lot, and for the trailer to be owner occupied. Sickterman is to make these changes and present it to the Commission at the next meeting.

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

Fred Newman-Would like the Commission to think carefully about travel trailer regulations

11. REPORTS:

- A) PLANNER report was received.
- B) PLANNING CONSULTANT report was received.
- C) ZONING ADMINISTRATOR report was received.
- D) TOWNSHIP BOARD REPRESENTATIVE: Allen mentioned that the Township Board had approved the budget for the fiscal year.
- E) ZONING BOARD OF APPEALS REPRESENTATIVE: There was a meeting last month regarding two decks that were approved.

12. CORRESPONDENCE: None
13. COMMISSIONERS COMMENTS: There will be two meetings in August, a regular meeting on August 19th and a special meeting August 26th at 7:00 p.m. There will not be a meeting on July 29.
14. ADJOURNMENT: Cuthbert moved to adjourn the meeting at 6:43 p.m. 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.

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