

MINUTES
LONG LAKE TOWNSHIP PLANNING COMMISSION
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49685
TUESDAY, JUNE 28, 2011 (REGULAR MEETING)

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL – Commission members present were Marsh, Tobin, Witkop, Humitz and Hoffman. Verschaeve and Cuthbert were excused. Also in attendance were the Township Planner, the Zoning Administrator and the Recording Secretary.
3. APPROVAL OF AGENDA – Moved by Tobin supported by Witkop to approve the agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT (Declare and cite agenda item.) None stated.
5. APPROVAL OF MINUTES: MAY 24, 2011 (REGULAR MEETING) – Moved by Witkop supported by Hoffman to approve the minutes with the following changes:
 1. Under Public Hearings 8.A.2 change home to “structures”.
 2. Under Public Hearings 8.A.3 insert the word “homeowner’s” before association.
 3. Under Public Hearings 8.A.3 should be Tanya Berg instead of Tanya Ward
 4. Under Public Hearings 8.A.3 should read “do a build out of impervious surfaces analysis”.
 5. Under Public Hearings 8.A.3 delete the word “one” after every.
 6. Under Public Hearings 8.A.5 the motion should read, “to go past the board’s time limit and continue discussion for one half hour”.
 7. Under Reports 12.D the fireworks will be held July 3 not July 2.
 8. Under Reports 12.D correct spelling of Linwood Cemetery.

Hoffman stated that in the future, when a Commissioner has the possibility of a conflict of interest, he or she should alert the Township staff in advance of the meeting so it can be checked out ahead of time. That would eliminate the question at the meeting of what we should or should not do. If a public hearing needed to be adjourned in order to check with the attorney, it would have need to be republished and therefore extra cost would be incurred.

Motion carried.

6. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.) – There was none.

7. POSTPONED BUSINESS: None

8. PUBLIC HEARINGS: None

9. PENDING BUSINESS

A) DISCUSSION ON MEDICAL MARIJUANA

1) PRESENTATION BY STAFF- Sickterman stated that she has put together a framework for Medical Marihuana regulations in an attempt to devise an ordinance amendment. The Township Attorney is in agreement with what the commission had discussed regarding caregivers, patients using medical marihuana in their home, and collectives. She also stated that the state legislature is looking at making some changes to the law. The township attorney feels that the township is in a better position if their regulations are similar to those of like townships.

2) DISCUSSION BY COMMISSIONERS - There was discussion regarding enforceability, minors residing in a primary caregiver's home, distance of collectives from schools, and food products containing medical marihuana.

3) DECISION AND DIRECTION BY COMMISSIONERS TO STAFF – The commission directed the Township Planner to make some minor changes and send the amendment to the Township Attorney for review.

10. NEW BUSINESS:

A) DISCUSSION ON PRIVATE ROAD ORDINANCE

1) PRESENTATION BY STAFF – Sickterman stated that she and Township Board member Wagner were on the county's committee to draft a model private road ordinance and that Wagner would like to see the township incorporate it either into the Zoning Ordinance or as a stand alone ordinance.

2) DISCUSSION BY COMMISSIONERS - There was discussion regarding the advantages of making it a stand alone ordinance, and how it would affect Land Divisions and clustering.

3) DECISION AND DIRECTION BY COMMISSIONERS TO STAFF – A sub-committee including Verschaeve, Marsh, Wagner and staff will tailor the county's private road ordinance to Long Lake Township and have a target date of the September meeting to present a draft ordinance.

11. PUBLIC COMMENT (Any person may speak for up to 3 minutes) – John Tobin, 241 South Long

Lake Road stated that it would be worth a call to MTA regarding the Medical Marihuana issue and asked why the Supervisor's comments regarding lot coverages rates were not in the minutes.

Mark McKellar with the Grand Traverse County Road Commission spoke regarding their budget, the lay-offs, and their commitment to Pavement Preservation.

12. REPORTS

A) PLANNERS MOMENTS – Density Defined

B) PLANNER - Report submitted. Sickterman stated that the county is updating their Master Plan and putting an emphasis on a detailed data book. The county is scheduling a summit in September and would like Planning Commissioner's from each township to attend. Sickterman also spoke regarding the conference she attended in Madison.

C) ZONING ADMINISTRATOR – Report submitted, nothing further to add.

D) TOWNSHIP BOARD REPRESENTATIVE – Hoffman stated that the Cedar Run Creek boundary survey is now complete and signs will be posted to mark the boundaries. The parking lot has been repaved and there is now an accessible path to the basketball court, and the fencing at Gilbert Park has been replaced. Hoffman also announced that there will be fireworks July 3.

E) ZONING BOARD OF APPEALS REPRESENTATIVE – Humitz reported that the Board approved three variances at the May meeting.

13. CORRESPONDENCE – Letter to the commission regarding “mini hotels”.

14. COMMISSIONERS COMMENTS - The possibility that the Township Board will take lot coverage rates out of the Zoning Ordinance was brought up. The Planning Commission feels that the board should not do this without at least holding another Public Hearing.

15. ADJOURNMENT – Moved by Witkop supported by Marsh to adjourn at 8:21 pm. Motion carried.

JOY TOBIN, SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

SARA KOPRIVA, ACTING RECORDING SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION
PRIOR TO THEIR ADOPTION.