

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

REGULAR MEETING

TUESDAY, JUNE 17, 2008

1. CALL TO ORDER: The meeting was called to order by Chairperson Cuthbert at 7:00 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Tina Allen, Mark Humitz, Robert Verschaeve, Mike Herron, Carolann Newman, Rick Craves and Pam Cuthbert present.

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

No public was present.
3. APPROVAL OF AGENDA: Humitz supported by Allen to approve the Agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest at this meeting.
5. APPROVAL OF MINUTES: MAY 20, 2008 (REGULAR MEETING) & MAY 27, 2008 (SPECIAL MEETING) Herron supported by Newman 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. NEW BUSINESS:
 - A) HOUSING PRESENTATION BY SARAH LUCAS FROM THE NORTHWEST MICHIGAN COUNCIL OF GOVERNMENTS

Sarah Lucas presented findings about affordable housing in the area and how Planning Commissions can help with providing affordable housing. There are ways to improve the amount of affordable housing in the Township. The Planning Commission can review lot size requirements and densities, allow more housing types in certain districts, reduce the amount of parking required or allow shared parking. The Planning Commission asked about

any studies that prove that affordable housing does not decrease property values and how to present affordable housing to the general public as a positive thing.

8. 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 the changes to the amendment from the last meeting. There was discussion on whether a small wind turbine was an accessory structure, accessory use, or a permitted use. The Planning Commission determined that it should be a permitted use, not an accessory use. There was discussion on the required setback from habitable structures. Some members were concerned if there was liability to the Township by allowing wind turbines near houses. Sickterman is going to ask the Township attorney.

There was discussion about adding an intent section to the large wind turbine section to be similar in format as small wind turbines. There was also a concern about blade height above ground for small wind turbines and if a section should be added requiring the blades to be a minimum feet above ground.

Craves supported by Newman to postpone approval of the amendment until the July 15, 2008 regular meeting provided that a final draft is available with changes from tonight's meeting and that the Township attorney has reviewed the draft. Motion carried 7-0.

9. PENDING BUSINESS: There was none.
10. PUBLIC COMMENT (Any person may speak for up to 3 minutes): There was none.
11. REPORTS:
 - A) PLANNER report was received. Sickterman told the Planning Commission about a tour that the Grand Traverse County Planning Commission took to the Maple Bay Park in Acme Township.
 - B) PLANNING CONSULTANT report was received.
 - C) ZONING ADMINISTRATOR report was received. Mesch asked the Planning Commission to review Section 4.17 of the Zoning Ordinance regarding automobile trailer coach to see if it needs to be amended. There is concern about how much time after a land use permit expires needs to pass before another land use permit can be issued.
 - D) TOWNSHIP BOARD REPRESENTATIVE: Allen informed the Planning Commission on how the budget process was going and mentioned the recreation plan for Twin Lakes.
 - E) ZONING BOARD OF APPEALS: There was a meeting last month to discuss rules of procedure and conflict of interest.
12. CORRESPONDENCE: None
13. COMMISSIONERS COMMENTS: None
14. ADJOURNMENT: Cuthbert moved to adjourn the meeting at 8:30 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.