

DATE POSTED: MARCH 19, 2010

AGENDA
LONG LAKE TOWNSHIP PLANNING COMMISSION
LONG LAKE TOWNSHIP HALL
8870 NORTH LONG LAKE ROAD
TRAVERSE CITY, MI 49684

TUESDAY, MARCH 23, 2010 (REGULAR MEETING)

1. CALL TO ORDER – 6:00 P.M.
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONFLICT OF INTEREST STATEMENT (Declare and cite agenda item.)
5. APPROVAL OF MINUTES: FEBRUARY 23, 2010 (REGULAR MEETING)
6. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes.)
7. POSTPONED BUSINESS: NONE
8. PUBLIC HEARINGS:
 - A) GLEN & ELLA NOONAN (OWNERS), 1245 W. TRAVERSE HWY, MAPLE CITY, MI 49664 AND BAY AREA TRANSPORTATION AUTHORITY (APPLICANT), 3233 CASS ROAD, TRAVERSE CITY, MI 49684. PURPOSE: CLU 01-10-01 AND SPR 01-10-02, REQUEST FOR A CONDITIONAL LAND USE PERMIT AND A SITE PLAN REVIEW FOR A COMMERCIAL WIND TURBINE WITH A TOWER HEIGHT NOT TO EXCEED 199-FEET WITHIN AN AG, AGRICULTURAL DISTRICT, AS PER THE REQUIREMENT OF ARTICLE 13 – AG AGRICULTURAL DISTRICT, SECTION 13.3.14, WIND ENERGY CONVERSION SYSTEMS (WECS), ARTICLE 14 – CONDITIONAL LAND USES, SECTION 14.35 WIND ENERGY CONVERSION SYSTEMS (WECS), AND ARTICLE 24 – SITE PLAN REVIEW, OF THE LONG LAKE TOWNSHIP ZONING ORDINANCE #60, AS AMENDED. PROPERTY DESCRIPTION: PROPERTY ID. NO. 28-08-002-001-00, LEGALLY DESCRIBED AS LL 17 V E ½ OF NE FRL ¼

SEC 2 T27N R12W EXC COM NE COR SD SEC TH S 88 DEG 17'W
774.71' ALG N LN OF SD SEC TO POB TH S 88 DEG 17'W 540.05' ALG N
SEC LN TH S 0 DEG 26'W 423.49' ALG E 1/8 LN TH N 88 DEG 17'E
442.78' TH N 13 DEG 15'E 438.06' TO POB. 85.32 A EXC RD R/W, LONG
LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, PROPERTY ADDRESS
TO BE ASSIGNED. THIS PARCEL IS LOCATED IN AN AG –
AGRICULTURAL DISTRICT.

- 1) PRESENTATION OF REQUEST, AS RECEIVED BY STAFF
- 2) REVIEW AND RECOMMENDATION BY PLANNER
- 3) COMMENTS AND EXPLANATIONS BY APPLICANT
- 4) QUESTION/DISCUSSION BY COMMISSIONERS
- 5) OPEN PUBLIC HEARING TO PUBLIC COMMENTS (Any person may speak for up to 3 minutes)
- 6) CLOSE PUBLIC HEARING TO PUBLIC COMMENT
- 7) DELIBERATION BY COMMISSIONERS
- 8) DISPOSITION BY THE COMMISSIONERS; APPROVE, APPROVE WITH CONDITIONS AND/OR RECOMMENDATION, POSTPONE, DENY. ALL STATED WITH FINDINGS OF FACT, CONDITIONS AND RECOMMENDATIONS

B) ZOA 03-10-01, ZONING ORDINANCE

- 1) OPEN PUBLIC HEARING
- 2) REVIEW OF PROPOSED ZONING ORDINANCE
- 3) OPEN PUBLIC HEARING TO PUBLIC COMMENT (Any person may speak for up to 3 minutes)
- 4) CLOSE THE PUBLIC HEARING
- 5) DISCUSSION BY COMMISSIONERS
- 6) DIRECTION AND RECOMMENDATION BY COMMISSIONERS TO TOWNSHIP BOARD AND STAFF

9. PENDING BUSINESS: NONE

10. NEW BUSINESS

- A) REQUEST FOR CREATION OF TAX ABATEMENT DISTRICT BY EDWARD GIRRBACH, PROPERTY ID 28-08-002-001-10, COMMONLY ADDRESSED AS 6806 EAST TRAVERSE HWY, TRAVERSE CITY, MI 49684. THIS PARCEL IS LOCATED WITHIN A C-2 GENERAL BUSINESS DISTRICT.

11. PUBLIC COMMENT (Any person may speak for up to 3 minutes)
12. REPORTS
 - A) PLANNER
 - B) ZONING ADMINISTRATOR
 - C) TOWNSHIP BOARD REPRESENTATIVE
 - D) ZONING BOARD OF APPEALS REPRESENTATIVE
13. CORRESPONDENCE
14. COMMISSIONERS COMMENTS
15. ADJOURNMENT

IF YOU ARE PLANNING TO ATTEND THE PUBLIC MEETING AND REQUIRE REASONABLE, SPECIAL ASSISTANCE, PLEASE CONTACT CAROL HOFFMAN, TOWNSHIP CLERK AT (231)946-2249, (T.D.D. 231-922-4412) AT LEAST TWO DAYS PRIOR TO THE SCHEDULED MEETING DATE.

PUBLIC COMMENT/INPUT POLICY

Any person shall be permitted to address a meeting of the Long Lake Township Planning Commission which is required to be open to the public under the provisions of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et. seq.) Public comment shall be carried out in accordance with the following Commission Rules & Procedures:

1. Any person may speak for up to 3 minutes during the public comment portion of the meeting. Groups of +10 have the option of selecting a spokesperson, who may speak for up to 15 minutes.
2. Any person may make a video or audio recording of the meeting. Standing equipment, cords, or portable microphones must be located to the right side of the meeting room for safety and so as not to block audience view.