

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

REGULAR MEETING

TUESDAY, FEBRUARY 23, 2010

1. CALL TO ORDER: The meeting was called to order by Vice Chair Humitz at 6:00 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Michelle Marsh, Joy Tobin, Mark Humitz, Robert Verschaeve, Carol Hoffman were present. Pam Cuthbert was absent and excused.

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

Eight members of the public were present.

3. APPROVAL OF AGENDA: Hoffman supported by Verschaeve to approve the agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: Verschaeve stated a conflict with Item 7.A. because the company that he works for worked on the proposal.
5. APPROVAL OF MINUTES: NOVEMBER 18, 2008 (REGULAR MEETING) Hoffman supported by Tobin to approve the minutes with change to page 4, Item 10. 1., third sentence "girl scout" to "conservancy" and attach the Findings of Fact for SPR 01-10-01, Ed Girrback. Motion carried.
6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). There were three students from West Senior High present.

Matt McDonough from the Land Conservancy explained the process the Land Conservancy is using to acquire the Girl Scout property.

Verschaeve excused himself and left the room

7. POSTPONED BUSINESS:
 - 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.

This is a continuation from last month. Humitz allowed BATA to give a power point presentation with new material on the condition that this same presentation also be given at the March Planning Commission meeting. Carrie Thompson from BATA gave a presentation regarding the proposed wind turbine. A specific wind turbine has not been selected yet so studies are not based on a specific model. Since last month, the turbine has been moved to eliminate noise concerns with neighboring properties. The shadow study still shows that there will be a time when the shadow will be on an adjacent occupied building. Site plan changes have still not been made regarding existing setback lines, safety sign height and crane pad materials.

Sickterman reviewed the staff report. The Planning Commission feels that the application cannot be approved until it meets the Zoning Ordinance and the public has the proper time to review the application. All information must be turned in 15 days prior to March meeting to be reviewed and a possible decision.

Public Hearing to remain open.

Tobin supported by Marsh to re-notice public hearing for CLU 01-10-01/SPR 01-10-02 for review of new information. Motion Carried.

Verschaeve returned to the meeting

B) ZOA 12-09-01, ZONING ORDINANCE

There was discussion regarding the proposed zoning of the girl scout property and the Planning Commission agreed to zone the property Conservation & Recreation.

Marsh supported by Verschaeve to hold a public hearing at the March 23, 2010 meeting for final draft. Motion carried.

8. PUBLIC HEARINGS: There was none.

9. PENDING BUSINESS: There was none.

10. NEW BUSINESS:

A) PLANNING COMMISSION ANNUAL REPORT

Sickterman presented the Annual Report to the Planning Commission.

Hoffman supported by Verschaeve to approve the Annual Report and submit to the Township Board. Motion carried.

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

There was no public comment.

12. REPORTS:

A) PLANNER report was received. There was discussion on the timeline for the draft Zoning Ordinance. Sickterman and the supervisor have met with the Land Bank regarding the Village Plan.

B) ZONING ADMINISTRATOR report was received.

C) TOWNSHIP BOARD REPRESENTATIVE: Shirley is going to be retiring. The 2010 census will be starting April 1. A gypsy moth egg mass has been found in the Township but there will not be a spray effort because the area is not large enough. There will be a Township clean up day with the date to be announced. The Township Board will be starting the budget process in the near future.

D) ZONING BOARD OF APPEALS: There was a meeting to approve minutes in February.

12. CORRESPONDENCE: None
13. COMMISSIONERS COMMENTS: There was none.
14. ADJOURNMENT: Hoffman supported by Tobin to adjourn at 7:27 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.

DRAFT