

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

REGULAR MEETING

TUESDAY, APRIL 24, 2009

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

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

Eleven members of the public were present.

3. APPROVAL OF AGENDA: Tobin moved, supported by Hoffman, 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: MARCH 24, 2009 (REGULAR MEETING) Hoffman moved, supported by Humitz to approve the minutes as presented. Motion Carried
6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). There were students from West Senior High School that introduced themselves.
7. POSTPONED BUSINESS: There was none.
8. NEW BUSINESS:

A) ELECTION OF SECRETARY

Hoffman moved to nominate Joy Tobin as secretary. There were no other nominations. Motion carried.

B) INFORMAL PRESENTATION BY MARK MENTLY

Mesch explained the history of the site and application. Mark and Kaye Mentley would like to build an addition to connect their two agriculture barns. They applied for an agricultural building which does not have to comply with Building Code or certain zoning requirements. The property is zoned conservation recreation but Mesch is concerned about the substantial size and use of these buildings.

The Planning Commission felt that the addition was acceptable as long as the buildings were not used as a commercial business. The Planning Commission was concerned about public use vs. private use in the conservation recreation district.

Kaye Mentley stated that the buildings were not used for commercial uses. They have auctioned off riding lessons for various non-profits as a fundraiser but they do not give riding lessons, and they hold other functions off site. The addition would be for hay storage and to allow for two larger horse stalls. It would also allow for the horses to be moved easier in the winter months. Mentley stated that she had talked to neighboring property owners and they had no complaints. The addition would cause no additional traffic to the property. She also handed out an email that she had sent to Mesch regarding what they do at the property.

The Mentley's currently own all 8 horses on the property and do not board horses. They do have intensive horse training where the horse stays at the property for 30-60 days and they are paid.

The Planning Commission agreed that a permit should be issued with the condition that the buildings be used only for personal and private use.

- C) SPR 04-09-02, DOROTHY STRONG TRUST (OWNER), 12545 N. ISLAND VIEW ROAD, NORTHPORT, MI 49670, AND CHERRY REPUBLIC (APPLICANT), PO BOX 74 GLEN ARBOR, MI 49636; PROPERTY ID 28-08-003-004-30, SEC. 3, LONG LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, PROPERTY ADDRESS; 5110 EAST TRAVERSE HWY, TRAVERSE CITY, MI 49684. PURPOSE: SITE PLAN REVIEW FOR A CHANGE OF USE TO ALLOW FOR FOOD PROCESSING AND PACKAGING. THIS PARCEL IS WITHIN A C-2 GENERAL BUSINESS DISTRICT.

Sickterman presented the project. This is a change of use and is going to be operating as a food processing and jarring operation. They are currently operating at the location. Sickterman reviewed the site plan against the standard of the ordinance. The ordinance does not allow for outdoor storage and none is proposed. Sickterman recommended that the dumpsters be screened and moved in accordance with the previously approved site plan. There are two additional temporary structures that were not on the original

site plan. They are a stand alone refrigerator and a semi trailer that is being used as storage. These meet the setbacks for the district.

Sickterman explained the finding of fact document to the Planning Commission. Sickterman, Mesch, Hoffman, and Trish Mehney had visited the site.

The applicant stated that they do receive deliveries from distributors and that there is minimal food waste. This is a new venture for Cherry Republic and they are currently testing the feasibility of processing their own products. During the summer they should be in operation for three days a week and in the fall four days a week. This is not a retail outlet, only used for production.

Marsh stated that there was information missing from the site plan that is required per the site plan checklist. Humitz would like to see language that requires the semi trailer to be removed when no longer being used for storage.

Humitz moved, supported by Williams to approve SPR 04-09-02, application by Dorothy Strong Trust and Cherry Republic, property address 5110 E. Traverse Hwy, based on the general findings of fact and finding of fact under section 24.5 of the Zoning Ordinance in the decision document dated 04/28/09 with the following conditions:

1. Addition of a note to the site plan indicating that there will be no outdoor storage of materials on the site
2. Update of the notation on the site plan related to parking requirements to be consistent with the parking standard under the Zoning Ordinance
3. Relocation and screening on three sides of the trash dumpsters
4. No additional lighting will be added to the site
5. Site plan checklist items C5, C6, C8 and D5 be added to the site plan
6. Semi trailer to be maintained in good, clean condition and removed when no longer used for storage
7. No additional semi trailers used for storage to be located on the site without site plan approval

Motion carried.

## 9. PENDING BUSINESS

### A) ROADSIDE TREE PLANTING PROGRAM UPDATE

Sickterman gave a brief history of the project. She created criteria and applied the criteria to stretches of roads that were previously surveyed. Humitz wondered if cars or traffic were causing problems with the trees since it appears that there was higher scoring on roads with more traffic. Hoffman stated that Church Road by the cemetery is a historic area where trees have

recently been removed and it would be nice to see replanting there. The Planning Commission would like to see a historic factor in the criteria.

Discussion regarding collaboration with the Road Commission, notifying property owners of project and what the next steps are.

10. PUBLIC COMMENT (Any person may speak for up to 3 minutes): There was a question regarding Mentley project and accessory structures.
10. REPORTS:
  - A) PLANNER report was received. Sickterman also discussed the Septic Ordinance and the Right to Farm Act.
  - B) PLANNING CONSULTANT report was received.
  - C) ZONING ADMINISTRATOR report was received. Mesch stated that the Red Pine Plantation on the Ritola property was being harvested. She is receiving many junk complaints and would like the Planning Commission to think about signage requirements on M 72.
  - D) TOWNSHIP BOARD REPRESENTATIVE: Hoffman stated that there is no clean up day this year and that the Township is holding a Veterans Service on May 22 at the cemetery.
  - E) ZONING BOARD OF APPEALS: There was no meeting last month.
11. CORRESPONDENCE: None
12. COMMISSIONERS COMMENTS: Humitz stated that he would like the packets earlier.
13. ADJOURNMENT: Humitz moved, supported by Hoffman, to adjourn the meeting at 8:21 p.m. 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.