

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

REGULAR MEETING

TUESDAY, OCTOBER 21, 2008

1. CALL TO ORDER: The meeting was called to order by Chair Cuthbert at 7:00 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Tina Allen, Robert Verschaeve, Mark Humitz, Mike Herron, Pam Cuthbert and Rick Craves present.  
  
Township staff present was Leslie Sickterman, Planner, Shirley Mesch, Zoning Administrator, and Sara Kopriva, Recording Secretary.  
  
6 members of the public were present.
3. APPROVAL OF AGENDA: Cuthbert moved to approve the Agenda with the amendment, to add B) Travel Trailer discussion under Pending Business. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest stated at this meeting.
5. APPROVAL OF MINUTES: SEPTEMBER 16, 2008 (REGULAR MEETING) and SEPTEMBER 23, 2008 (SPECIAL MEETING) Craves supported by Allen 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) ELECTION OF NEW VICE CHAIRMAN

Carolann Newman has resigned from the Planning Commission so a new Vice Chair needs to be appointed.

Humitz supported by Craves to nominate Herron for Vice Chairman position. Motion carried.

8. POSTPONED BUSINESS: NONE

9. PUBLIC HEARINGS

- 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; AND 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 ordinance. Changes were made based on Grand Traverse County Planning Commission's comments.

OPEN PUBLIC HEARING: 7:06 PM

There were no comments

CLOSE PUBLIC HEARING: 7:07 PM

Allen supported by Craves to recommend approval of ZOA 05-08-01 to the Township Board. Motion carried.

10. PENDING BUSINESS

- A) REVIEW OF ASSIGNMENTS AND MATERIALS FOR THE DRAFT ZONING ORDINANCE OPEN HOUSE

On November 11, 2008, 4:00 p.m. to 8:00 p.m., an open house for the draft zoning ordinance is going to be held. Invitations are at the printer and will be mailed out to all property owners approximately 10-13 days before the meeting.

There was discussion on members' availability during the open house and if special notices should be mailed to property owners that are having their zoning district changed. A special notice will be sent to owners with major changes to their zoning. Handouts will be available on the website and at the open house regarding the zoning process.

B) MOTOR COACH DISCUSSION

Two letters were received regarding this issue. Cuthbert opened the meeting to the public. There were concerns regarding the proposed changes to Section 4.17 Automobile Trailer Coach of the Zoning Ordinance. Specific concerns discussed were limits on the number of trailers allowed on a parcel, and the amount of time allowed to occupy an automobile trailer coach without a permit.

Mesch explained that she has received complaints about trailer coaches and asked the Planning Commission to review the section of the Zoning Ordinance to include more guidance. There is currently no limit on the number of occupied trailer coaches allowed on a property at one time.

The public suggested allowing two coaches and a 30 day time limit. They also suggested screening/landscaping requirements for trailer coaches.

The Planning Commission decided to discuss this as a separate issue after the draft ordinance was adopted, and to do it during a time when seasonal residents will be more likely to be around.

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

There was no public comment.

12. REPORTS:

A) PLANNER report was received. Sickterman mentioned the Grand Vision scorecard and that she was looking for help with the Michigan Chapter of the Congress for New Urbanism 2009 conference to be held in northern Michigan.

B) PLANNING CONSULTANT report was received.

- C) ZONING ADMINISTRATOR report was received. Mesch stated that she has been busy with single family homes and that she is going to be attending a workshop on the new Michigan Planning Enabling Act.
  - D) TOWNSHIP BOARD REPRESENTATIVE: Allen stated the Township Board is going to be re-bidding the water supply project on Fisher Road and that there is going to be a meeting with the Health Department to talk about septic inspections.
  - E) ZONING BOARD OF APPEALS: Humitz stated that there was a meeting last month and that they worked on the conflict of interest policy, which is different than the Planning Commission's.
- 11. CORRESPONDENCE: None
  - 12. COMMISSIONERS COMMENTS: None
  - 13. ADJOURNMENT: Allen supported by Verschaeve to adjourn at 8:27 pm. 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.