

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

REGULAR MEETING

TUESDAY, NOVEMBER 18, 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, and Pam Cuthbert were present.  
  
Township staff present were Leslie Sickterman, Township Planner, and Sara Kopriva, Recording Secretary.  
  
1 member of the public was present.
3. APPROVAL OF AGENDA: Allen, supported by Verschaeve, to approve the agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest stated at this meeting.
5. APPROVAL OF MINUTES: OCTOBER 21, 2008 (REGULAR MEETING) Allen, supported by Herron, to approve the minutes with change to 10. B. Motor Coach Discussion, last paragraph to read "Planning Commission decided to discuss this issue with the accessory uses/structures after the draft ordinance is adopted." Motion carried.
6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). There was public comment thanking the Planning Commission for holding the public open house, which was well run and informative.
7. POSTPONED BUSINESS: None
8. PUBLIC HEARING: None
9. PENDING BUSINESS:
  - A) REVIEW OF INPUT RECEIVED FROM THE DRAFT ZONING ORDINANCE OPEN HOUSE

Sickterman stated that the open house was well attended. There will be a few map changes that will be presented at the next meeting. Tonight the Planning Commission discussed questions and concerns from the open house, emails and commissioners.

Discussion included:

1. Should larger accessory structures be allowed? --This will be discussed with accessory uses after the draft is adopted.
2. Should land use permits be required for accessory structures between 100 and 200 square feet? -- Commission felt that a permit was necessary to ensure setback compliance and that the structure floor area be included in total allowed. Sickterman is going to discuss with Mesch.
3. Keeping of horses – Draft Zoning Ordinance only allows horses in some zoning districts. Commission agreed that horses should be allowed on any five acre parcel in the Township, no matter what the zoning district is.
4. Boone's and Long Lake Grocery are not currently zoned commercial and are non-conforming uses that cannot expand -- These areas are not master planned commercial so zoning them commercial would be inappropriate. Members would like a way to allow expansion on some uses that were in existence prior to zoning. It was decided that no change would be made.
5. Should campgrounds be allowed in AG district? -- Members do not want to see campgrounds in AG district. No change proposed.
6. Should Mother-in-Law apartments/accessory structures be allowed? -- Discuss with accessory uses at a later time.
7. Setback from lake requirements -- Future discussion
8. Why is extraction allowed in low density residential? -- Commission would like to see if there is a way to not allow in some districts. Sickterman to contact Township attorney.
9. Minimum floor area requirement of 1,000 square feet -- Sickterman stated that a minimum floor area of 1,000 square feet may be excessive and several builders have questioned the change. Members said that the public wanted a larger minimum floor area. Development options such as the PUD would allow this to be varied but would give the Planning Commission some control over quality. It was decided to retain the 1,000 square foot requirement but to clarify that this refers to total floor area (not usable or net floor area).

10. Should intent/purpose statements in Sections 1.3 and 1.4 be moved to the related regulatory section of the ordinance? -- Members agreed to make this change.
11. Remove boarding houses for Zoning Ordinance? -- Members agreed that the term boarding houses should be removed
12. Do funeral home and mortuary standards need to be updated? -- The Commission felt they were sufficient.
13. Should we remove or shorten Article 22, Condominiums? -- The Commission asked that this be taken up with the Township attorney.
14. Should natural feature requirements of 24.5 apply to all site plans? – Sickterman to bring back to the Commission proposed language.
15. Originally, no changes were to be made to the uses in the Commercial districts, and were to be taken up at a later date. Some changes have been made. Should we keep these changes? -- Yes, the Commission agreed to keep in the use changes in the Commercial districts.
16. Who should approve temporary uses? - Sickterman is going to ask legal counsel for opinion

Commission decided to continue discussion at next meeting.

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

There was no public comment.

11. REPORTS:

- A) PLANNER report was received.
- B) PLANNING CONSULTANT report was received.
- C) ZONING ADMINISTRATOR report was received.
- D) TOWNSHIP BOARD REPRESENTATIVE: Allen stated the Township Board adopted the Time of Sale Septic Inspection Ordinance.
- E) ZONING BOARD OF APPEALS: There was a meeting in November to adopt Rules and Procedures.

12. CORRESPONDENCE: None

13. COMMISSIONERS COMMENTS: None
14. ADJOURNMENT: Verschaeve, supported by Allen, to adjourn at 9:20 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.

DRAFT