

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

REGULAR MEETING

TUESDAY, OCTOBER 27, 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, Robert Verschaeve, Joy Tobin, Pam Cuthbert, Mark Humitz, Carol Hoffman were present. David Williams was absent.

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

One member of the public was present as well as the Long Lake Township Board.

3. APPROVAL OF AGENDA: Humitz moved, supported by Verschaeve 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: SEPTEMBER 15, 2009 (SPECIAL MEETING) and SEPTEMBER 22, 2009 (REGULAR MEETING) Tobin moved, supported by Humitz to approve the Minutes with the removal of one "present" from regular meeting minutes item #2. Motion carried.

6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes). There was none.

7. POSTPONED BUSINESS: There was none.

8. PUBLIC HEARING: There was none.

9. PENDING BUSINESS

A) ZONING ORDINANCE REVIEW WITH PLANNING COMMISSION AND TOWNSHIP BOARD

Sickterman included a summary of changes in the packets and summarized changes to the proposed Zoning Ordinance for the Township Board. There is a new table of uses and dimensional requirements at the beginning of the proposed Ordinance. A big theme

in the Ordinance is 'pro' agriculture. The Ordinance allows agribusiness in all districts with an administrative review. Other changes included keeping of animals, the addition of outdoor furnace requirements and wind turbines.

The Planning Commission is also proposing a new article where all the development options are included which allows for standardized requirements and spells out the approval processes.

There was discussion on the Natural Lakefront zoning district and private road standards. The Township Board wondered if there were any current problems with outdoor furnaces and where the requirements came from. They requirements came from a DEQ model ordinance and Sickterman is going to review to see if there any new requirements since the Planning Commission discussed this two years ago.

There was a discussion about the down-zoning that has occurred and the notice that was given to the property owners. The Township Board would like postcards to be sent to rezoned property owners for the public hearing.

Wagner asked about properties that were now going to be non-conforming due to down-zoning. Sickterman explained that the ordinance does not prohibit building on a non-conforming lot as long as the structure meets the setback requirements for that district.

There was discussion on the process and size requirement for places of public assembly and the size restrictions for big box stores.

There was a discussion on the timetable for approving the Zoning Ordinance.

Humitz moved, supported by Marsh to set public hearing for proposed Zoning Ordinance for December 3, 2009 at 6:00 pm. Motion carried.

10. NEW BUSINESS: There was none.
11. PUBLIC COMMENT (Any person may speak for up to 3 minutes): There was a comment of appreciation of the dedication and time invested in the Zoning Ordinance.
12. REPORTS:
 - A) PLANNER report was received. Sickterman updated the Planning Commission and Township Board on the status of the grants for septic inspection and tree planting. The village committee has met again and Sickterman hopes to have full document to Planning Commission in the near future.
 - B) ZONING ADMINISTRATOR report was received. Mesch stated that permits have increased.
 - C) TOWNSHIP BOARD REPRESENTATIVE: Hoffman stated that the Township Board passed a dangerous building ordinance at the October meeting and also

accepted a bid from Alper's to install a water suppression tank on Fisher Rd. The Township Board also adopted a resolution regarding the septage facility stating that the Township will revoke its contract if there is an assessment imposed on residents.

- d) ZONING BOARD OF APPEALS: There were two cases this month and the ZBA will be meeting in November to approve the minutes.
- 11. CORRESPONDENCE: There was none.
- 12. COMMISSIONERS COMMENTS: Some commissioners thanked Leslie and Shirley for their work on the draft Zoning Ordinance.
- 13. ADJOURNMENT: Hoffman moved to adjourn the meeting at 7:30 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.