

LONG LAKE TOWNSHIP PLANNING COMMISSION
MINUTES OF THE SPECIAL
MEETING OCTOBER 15, 2009

The special meeting of the Long Lake Township Planning Commission was called to order at 6:00 pm at Long Lake Township Hall, 8870 North Long Lake Rd., Traverse City, MI. Board members present were Robert Vershaeve, Michelle Marsh, Joy Tobin, Pam Cuthbert, Mark Humitz and Carol Hoffman. David Williams was absent and excused. Township Staff present was Leslie Sickterman, Township Planner, Shirley Mesch, Zoning Administrator, and Lynette Ferman, Acting as Recording Secretary. Recording Secretary, Sara Kopriva was absent and excused.

APPROVE/AMEND AGENDA:

Moved by Hoffman supported by Vershaeve to approve the agenda as presented.
Motion carried

CONFLICT OF INTEREST:

None stated.

PURPOSE OF SPECIAL MEETING:

The Township Planner presented the responses from the Township Attorney regarding the additional questions the Planning Commission had while reviewing the Zoning Ordinance.

1. The attorney suggested adding “and Nonconforming Structures” to Abandonment of Nonconforming Uses. The Planner explained that this would mean if the structure was removed, any nonconforming status would be lost. The Planning Commission agreed to add this language to the ordinance.
2. The attorney clarified that the Township can continue its policy of excluding boathouses within the waterside setback.
3. The attorney suggested adding the following sentence to Section 18.3.3b, “Any means chosen to set aside the open space shall contain a provision granting the Township the legal right, but not the legal obligation, to enforce the open space requirements of this ordinance.” The planner will make sure this applies to all options.
4. The planner explained that if electrical substations were considered an essential service, only a Site Plan Review would be required. The attorney suggested that Section 4.7 be modified to specify that wastewater treatment plants, telephone switching buildings and electrical substations shall require Conditional Land Use approval in accordance with the

requirements of Section 19.44. The Commission agreed to keep the Draft Ordinance the way it is and require Conditional Land Use approval for electrical substations.

5. The attorney explained that if the Township wishes to regulate where in the Township special events can be conducted, that it should be included in the Zoning Ordinance. If the Township wants to be sure that certain provisions are met, that would be a separate ordinance. There was discussion regarding major/minor temporary uses, type of events, indoor versus outdoor events, cost for permits, parking, traffic, and what body should regulate these uses. The Commission decided to put this item on the list of items for further discussion.
6. The attorney suggested referring to a residential development as opposed to a condominium subdivision in Article 22. There was discussion regarding including commercial developments, land divisions, number of lots in the definition, site plan review, and removing Article 22. It was decided that this issue needs to be discussed further with the attorney.
7. There was discussion regarding core living area and the change from the requirement of 20 ft x 20 ft. to 24 ft.x 24 ft. The Commission decided to leave it at 20 ft. x 20 ft.
8. There was discussion regarding the Future Changes item “Number, size and use of accessory structures and accessory dwellings”. The Commission decided to take this item off the list of topics for future discussion.
9. The Commission prioritized the list of topics for future discussion.

PUBLIC COMMENT

There was no public comment.

CORRESPONDENCE

Letter from the City of Traverse City inviting the Planning Commission to attend the Grand Traverse Commons Joint Planning Commission meeting on December 16, 2009 in regards to the proposed Grand Traverse Commons Master Plan.

ADJOURNMENT 8:40 pm.

Respectfully submitted,

Lynette Ferman

LONG LAKE TOWNSHIP PLANNING COMMISSION
MINUTES – SPECIAL MEETING
THURSDAY, OCTOBER 15, 2009

Acting as Recording Secretary