

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

REGULAR MEETING

TUESDAY, OCTOBER 26, 2010

1. CALL TO ORDER: The meeting was called to order by Chairman Cuthbert at 6:02 p.m. at the Long Lake Township Hall

The Pledge of Allegiance was recited.

2. COMMISSIONERS PRESENT: Robert Verschaeve, Michelle Marsh, Joy Tobin, Pam Cuthbert, Mark Humitz, and Mike Witkop. Carol Hoffman was excused.

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

Two members of the public were present.

3. APPROVAL OF AGENDA: Moved by Witkop, seconded by Verschaeve, to approve the Agenda as presented. Motion carried.

4. CONFLICT OF INTEREST STATEMENT: There was none.

5. APPROVAL OF MINUTES: SEPTEMBER 28, 2010 (REGULAR MEETING)

Commission member Marsh stated that the conditions added by the Planning Commission were not listed in the "Decision" on Page 10. The conditions to be added are as follows:

1. No parking in the front yard setback.
2. Fencing shall be in accordance with Section 4.12.

Moved by Tobin, supported by Marsh, to approve the Minutes as amended.
Motion carried.

6. BRIEF PUBLIC COMMENT (Any person may speak for up to 3 minutes). A member of the Bellows Lake Protection Association inquired about the proposed changes to the lakefront standards. There was discussion regarding buffer standards, lot width and setbacks.

7. POSTPONED BUSINESS: There was none.

8. PUBLIC HEARINGS: There was none.

9. PENDING BUSINESS:

A) ZONING ORDINANCE REVIEW ON LAKEFRONT STANDARDS

The Planner presented the proposed ordinance amendment. There was discussion regarding deck railings obscuring the view of the lake and the definition of “natural state”.

B.) BOARDING KENNELS AS PART OF VETERINARY CLINIC

The Planner stated that there are no standards for boarding animals at a veterinary clinic in the current ordinance. There was discussion regarding noise, the definition of a domesticated animal, current standards for boarding kennels, and which district it would be most favorable to allow kennels in.

10. NEW BUSINESS: There was none.

11. PUBLIC COMMENT: There was none.

12. REPORTS:

A.) PLANNERS MOMENTS there was none due to technical difficulties.

B.) PLANNER report was received. Sickterman reported that the lot coverage rate in the new ordinance is 15% and stated that there will be an upcoming ZBA case that exceeds this rate. This item will be put on the agenda to be discussed.

C.) ZONING ADMINISTRATOR report was received. Kopriva stated that the new ordinance states that temporary structures be treated as accessory structures. She questioned what time period is temporary and also questioned the enforceability.

D.) TOWNSHIP BOARD REPRESENTATIVE was not in attendance.

E.) ZONING BOARD OF APPEALS REPRESENTATIVE Humitz reported that there was no ZBA meeting in September.

13. CORRESPONDENCE: There was none.

14. COMMISSIONERS COMMENTS: Cuthbert spoke regarding the new medical marijuana law.
15. ADJOURNMENT: Moved by Witkop, supported by Humitz, to adjourn at 7:38 pm.

JOY TOBIN, SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

LYNETTE FERMAN, RECORDING SECRETARY
LONG LAKE TOWNSHIP PLANNING COMMISSION

NOTE: THESE MINUTES ARE SUBJECT TO AMENDMENT AND/OR CORRECTION
PRIOR TO THEIR ADOPTION.

DRAFT