

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

REGULAR MEETING

TUESDAY AUGUST 24, 2010

1. CALL TO ORDER: The meeting was called to order by Chairman Cuthbert at 6:00 p.m. at the Long Lake Township Hall

The Pledge of Allegiance was recited.

2. COMMISSIONERS PRESENT: BobVerschaeve, Michelle Marsh, Joy Tobin, Pam Cuthbert, Mark Humitz, and Carol Hoffman. Chairman Cuthbert stated that Mike Witkop would be late, or may not make it to the meeting.

Moved by Humitz, supported by Marsh, to excuse Witkop if he does not make it. Motion carried.

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: Hoffman, supported by Tobin, to approve the Agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There was none.
5. APPROVAL OF MINUTES: JULY 27, 2010 (REGULAR MEETING) Humitz, supported by Marsh, to approve the Minutes as presented. 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 HEARINGS: There was none.
9. PENDING BUSINESS:

A) ZONING ORDINANCE REVIEW ON LAKEFRONT STANDARDS

There was discussion regarding whether Section 4.18 of the Zoning Ordinance #109 addressed the concern brought up by Commission member Tobin regarding lots divided

by a road easement. There was also discussion as to whether the Ordinance addresses land divisions.

The Township Planner presented the language she put together regarding waterside decks. There was discussion regarding railing heights and views, possible exceptions because of topography, the ordinary high water mark, the naturalized buffer area, removal of vegetation and Soil Erosion permits.

The Planner will research what other Townships do and then bring it back to the next meeting.

10. NEW BUSINESS

A.) PLANNER MOMENTS PRESENTATION

The Township Planner presented the first Planner Moments Presentation regarding the ten tenants of Smart Growth.

11. PUBLIC COMMENT: John Tobin stated that when the Planning Commission is considering Lakefront Standards, the topography of the lakefront should be viewed from the water.

12. REPORTS:

- A.) PLANNER report was received. Sickterman reported that the completion of the tree planting will take place on Thursday of this week. She also reported that the new Zoning Ordinance will take effect on August 29, 2010.
- B.) ZONING ADMINISTRATOR report was received. Kopriva reported that the Long Lake Veterinary Clinic is proposing an addition in order to board animals inside their building which is located within the Local Business District. She stated this had been an allowed use in the past and she wondered if anyone remembered why it was specifically taken out.
- C.) TOWNSHIP BOARD REPRESENTATIVE report was received. Hoffman reported on the Long Lake Watershed Boundary Signs and Ron Alpers involvement in getting them placed. She also reported that work on the Long Lake Township Parks brochure is still in progress; the Township audit took place last week; the negative events at the Township's parks; and the reoccurring holes at the Crescent Shores Boat ramp.
- D.) ZONING BOARD OF APPEALS REPRESENTATIVE was not able to attend the July ZBA meeting. There was a rehearing of an earlier variance request and it was approved.

13. CORRESPONDENCE: There was none.

14. COMMISSIONERS COMMENTS: Cuthbert spoke regarding her appreciation of the clean up in front of Gallagher Estates and about the danger the dead tree on the north side of Cedar Run Road poses.

Commission member Humitz inquired as to whether anything was happening with the Girl Scout property. Sickterman is to research this.

15. ADJOURNMENT: Tobin, supported by Hoffman, to adjourn at 7:26 p.m. Motion carried.

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.