

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

REGULAR MEETING

TUESDAY JULY 27, 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: Mike Witkop, Carol Hoffman, Mark Humitz, Pam Cuthbert, Joy Tobin, Michelle Marsh and Robert Verschaeve.

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: Verschaeve, supported by Hoffman, to approve the Agenda as presented. Motion carried.

4. CONFLICT OF INTEREST STATEMENT: There was none.

5. APPROVAL OF MINUTES: JUNE 22, 2010 (REGULAR MEETING) Witkop, supported by Humitz, 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

The Township Planner provided the Commission with examples of other Townships' standards. There was discussion regarding setbacks, vegetative strips, removal of trees, keyholing, required minimum lake frontage, and land division. The commission was reminded that some standards apply only to the Natural Lakefront District (Bellows and Cedar Lake).

The Township Planner stated that waterside decks are allowed in the new Zoning Ordinance and the Commissioners discussed heights and railings in relation to views. There was discussion regarding docks in side area setbacks. The Commissioners discussed whether there may be legal issues preventing the removal of this language from the Ordinance. There was also discussion regarding the definition of mature vegetation, natural vegetation and native vegetation.

10. NEW BUSINESS

A.) REVIEW OF GREEN LAKE MASTER PLAN FOR COMMENTS

The Township Planner explained that Green Lake Township has different density standards in their zoning districts than Long Lake Township. She also stated that a small part of Long Lake lies in Green Lake Township and that their lakefront standards are similar to Long Lake Township's standards.

The Zoning Administrator stated her comments.

Witkop, supported by Humitz, to direct the Zoning Administrator to compose a letter to Green Lake Township stating that the Long Lake Township Planning Commission has reviewed their Master Plan and that their analysis is that it is consistent with Long Lake Township's Master Plan. Motion carried.

11. PUBLIC COMMENT: There was none.

12. REPORTS:

A.) PLANNER report was received. Sickterman reported on the development requests that will be heard at the September/October meetings, the Township Board will adopt the new Zoning Ordinance at the August meeting and that the Township is working on part two of the tax abatement for the potato chip company. The Township Board approved ordering a projector and the "Planners Moments" series. She also reported on the tree planting at Baypointe Church and Hansen farm and that the application for the Community Growth grant for the village center has been submitted. There was discussion regarding the weeds in front of Gallagher Estates.

B.) ZONING ADMINISTRATOR report was received. Kopriva reported that she is still getting settled and organizing the office.

C.) TOWNSHIP BOARD REPRESENTATIVE report was received. Hoffman reported that John Brown, the new Fire Chief is providing coverage Monday through Friday, 6 ½ hours per day. She also spoke regarding the Fire Boat, the Commission on Aging millage renewal request that will be on the August 3, 2010 ballot, and that the new Zoning Ordinance will be on the August agenda.

- D.) ZONING BOARD OF APPEALS REPRESENTATIVE report was received. Humitz reported that July's meeting was held to approve the minutes from June's meeting. The Township Attorney was not completely satisfied with the Minutes and the ZBA will rehear the case at the August meeting.
13. CORRESPONDENCE: There was none.
 14. COMMISSIONERS COMMENTS: Cuthbert spoke regarding the Health Department's concern about Whooping Cough.
 15. ADJOURNMENT: Humitz supported by Witkop to adjourn at 7:26 p.m.

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.