

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

SPECIAL MEETING

TUESDAY, AUGUST 26, 2008

1. CALL TO ORDER: The meeting was called to order by Acting Chair Humitz at 6:07 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Tina Allen, Robert Verschaeve, Mark Humitz and Mike Herron. Pam Cuthburt and Carolann Newman were absent and excused. Rick Craves was absent.

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

No public was present.

3. APPROVAL OF AGENDA: Verschaeve supported by Allen, to approve the Agenda as presented. Motion carried.
4. PURPOSE OF SPECIAL MEETING

A) REVIEW DRAFT OF ZONING ORDINANCE

Sickterman stated that there were still some changes to be made, specifically to definitions and cross references, but wanted to get the Planning Commission looking at the new draft.

Allen wondered why Section 4.6 regarding accessory structures was changed to not allow accessory buildings before primary dwelling. The Planning Commission had recently changed the Zoning Ordinance to allow the Zoning Administrator to issue an accessory building Land Use Permit with a primary dwelling permit. The Planning Commission agreed to leave the accessory structure section the same as current, where an accessory building Land Use Permit can be issued at the same time as primary dwelling.

Allen brought up discussion regarding home occupations. The Zoning Ordinance does not allow for "home based businesses" where someone does the work offsite but stores equipment at their home. Allen wondered if the Planning Commission was interested in allowing different intensities of home

occupations in different areas of the Township. For example, a more intense home occupation on a major road where the parcels are large and less intense/noticeable home occupation on small neighborhood lots.

Discussion on requirements for home occupation-major. The draft has major home occupations as a Conditional Land Use with engineered drawings. This may be unreasonable, so a different process for home occupations may be needed. Sickterman is to put together language regarding the site plan needed for home occupation-major approval.

The Planning Commission would like a definition for home base business and will revisit the section during the next review.

There was a question on directional signs and wanting to make sure that real estate signs were not exempt from the regulation.

Sickterman would like to present information on farming, keeping animals, and agri-business to the Planning Commission related to regulations. She also stated that there are new zoning districts and names in the Draft Ordinance.

Discussion on Lake Residential setbacks. There was discussion awhile ago on allowing a deck in the setback if a buffer was established. This was added into the Zoning Ordinance by Jay Kilpatrick. There was discussion on if porches, patios and all decks were allowed to encroach on setbacks. The decision was to leave Section 4.5 the same but reference it back to Section 12.3. There will also be more review of this subject in the future.

Humitz wondered if 10% maximum lot coverage was too restrictive. There was discussion on cluster developments and maximum lot coverage. The development options article can allow for different maximum lot coverage rates to encourage good developments.

There was discussion on setbacks being to the foundation and cantilever walls. Mesch stated that cantilever walls were required to meet setbacks as well as any overhang over 5 feet.

Discussion on Article 13 and the requirement of public water and sewer systems. The intent requires them, but different sections refer to developments without public systems. The Planning Commission removed public water and sewer from the intent section.

Humitz wondered why, in Article 15, Local Business District, the setback off N. Long Lake Rd was so much larger than the rest of N. Long Lake Rd (100 feet vs. 40 feet). There was discussion that the parcels in that area are not deep enough to have a 100 foot setback. The Planning Commission agreed that this setback should be less.

There was discussion that a zoning district was not named Agriculture any longer. Humitz would like to see an AG District especially since the Planning Commission would like the village PUD to have an AG feel.

5. PUBLIC COMMENT (Any person may speak for up to 3 minutes): There was none.
6. CORRESPONDENCE: None
7. ADJOURNMENT: Allen supported by Verschaeve to adjourn the meeting at 7:45 p.m. Motion carried.

MARK HUMITZ, 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.