

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

SPECIAL MEETING

TUESDAY, SEPTEMBER 15, 2009

1. CALL TO ORDER: The meeting was called to order by Chairperson Cuthbert at 6:00 p.m. at the Long Lake Township Hall.
2. COMMISSIONERS PRESENT: Michelle Marsh, Robert Verschaeve, Carol Hoffman, Pam Cuthbert, Mark Humitz, David Williams and Joy Tobin were present.

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

There were no members of the public present.

The Pledge of Allegiance was recited.

3. APPROVAL OF AGENDA: No changes to the agenda were made. Hoffman moved, supported by Tobin to approve the agenda as presented. Motion carried.
4. CONFLICT OF INTEREST STATEMENT: There were no conflicts of interest at this meeting.
5. PURPOSE OF SPECIAL MEETING

A) ZONING ORDINANCE REVIEW

Included in the packet were the Township Attorney's comments with notes on what Sickterman had corrected or what the Planning Commission needed to discuss.

There was a discussion about attached accessory buildings. The definition had been worked on by the legal counsel previously and requires attached accessory buildings to be attached by a living area or a common wall. There was discussion on whether the definition of "building" should be changed since it only requires a roof and columns to be considered a building. The Planning Commission discussed removing the word "columns" from definition of building and add to the definition of "accessory structure". There was a discussion on what a carport or shelter would be. Sickterman and Mesch to review definitions of "building", "accessory building", and "structure" to make sure they do not conflict.

The Planning Commission agreed to add the term "Master Plan" to the definition of "Comprehensive Plan" to clear up any confusion with the Michigan Planning Enabling Act.

Sickterman made changes to "condominium unit" definition to clear up concerns. Sickterman is to review the Condominium Act. Sickterman is going to see if there can be some language added to Article 22 of the Ordinance instead of regulating within the definition.

There was discussion on the difference between country club, golf course, and clubhouse. The current Draft uses the terms together throughout the whole Ordinance. The Planning Commission would like to define golf courses and country clubs separately and make a golf course an accessory use of a country club.

Discussion about changes to "Easement to Water" definition. The Planning Commission would like to add "any other types of water bodies of water" to the definition.

Discussion about "Home Occupation, Major" definition. The definition may leave the Township open to neighborly disputes and is discretionary. Some members of the Planning Commission do not want to allow major home occupations in the residential districts. Sickterman and Mesch stated that these major home occupations already exist in residential areas. This would allow for them to be there with some regulations. Sickterman is to talk with the attorney about definition and standards. Sickterman to also talk to Jay about the history of the definition and standards.

Williams excused himself at 8:12 pm.

The Planning Commission discussed the format of the public hearing and how to complete all changes. The Planning Commission agreed that there is not enough time to thoroughly complete the Ordinance before the planned October public hearing. It was decided the public hearing should to be moved to November.

6. BRIEF PUBLIC COMMENT: (Any person may speak for up to 3 minutes).  
There was none.
7. CORRESPONDENCE: There was none.
8. ADJOURNMENT: Tobin moved, supported by Marsh to adjourn the meeting at 8:27 p.m.  
Motion carried.

JOY TOBIN, 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.