

MINUTES
LONG LAKE TOWNSHIP ZONING BOARD OF APPEALS
8870 N. LONG LAKE ROAD
TRAVERSE CITY, MI 49684

REGULAR MEETING

TUESDAY, OCTOBER 7, 2008

1. CALL TO ORDER: The meeting was called to order by Chair Geerling at 7:00 p.m. at the Long Lake Township Hall.
2. ROLL CALL: Mark Humitz, Howard Geerlings, Ron Lautner, John Linnerson, Bill Kaupas, and Max Bott (alternate) were present.

Township Staff present: Jim Young, Township Attorney, Shirley Mesch, Zoning Administrator, and Sara Kopriva, Recording Secretary.

There were no members of the public present.

3. MINUTES: AUGUST 6, 2008 (REGULAR MEETING) Linnerson supported by Humitz to approve the minutes of the August 6, 2008 meeting as presented. Motion carried.
4. AGENDA: Linnerson supported by Kaupas to approve the agenda as presented. Motion carried.
5. PENDING BUSINESS:

A) ZONING BOARD OF APPEALS RULES AND PROCEDURES

Jim Young presented a new draft of the Rules and Policies. The new draft includes a compromise between the previous conflict of interest and what the Board would like. The previous draft required the Board member to excuse themselves and leave the room. The Board felt that if they, declare a conflict of interest, they should not have to give up their right to speak on any issue because they sit on the board.

The proposed draft provides for a Board member to excuse themselves from the Board and then sit in the audience and participate in any discussion with the public. If the member has a financial interest in the case, they will need to declare a conflict of interest and then excuse themselves from the Board. Then they may address the Board as a member of the public.

The Board discussed hypothetical scenarios and how they would be affected.

There was discussion on site plan requirements that are in the Rules and Policies but not included in the new draft. Young stated that these need to be included in the Zoning Ordinance to be enforced. The Board agreed to put

the staking, etc., requirements in the new draft but also asked the Planning Commission representative to request that the Planning Commission include the staking and site plan, etc. requirements, as part of the revisions proposed for the revised Township Zoning Ordinance.

Discussion on if any other sections need to be included in the new draft. It was decided that other sections were already included in the Zoning Ordinance.

Kaupas supported by Linnerson to take Section 5 A-C from current Rules and Policies and incorporate into new draft of Rules and Procedures. Motion carried.

A revised draft for adoption will be presented at the next meeting.

6. NEW BUSINESS: None
7. PUBLIC COMMENT: None
8. REPORTS

A. PLANNING COMMISSION REPRESENTATIVE

Humitz stated that the Planning Commission was still working on the new Zoning Ordinance. An open house is scheduled for November 11th from 4 pm to 8 pm.

B. ZONING ADMINISTRATOR

Mesch stated that single family home permits are up from last year. There was a short discussion on violations of the zoning ordinance that the assessor is finding during field work.

9. CORRESPONDENCE: None
10. ADJOURNMENT: Lautner supported by Linnerson to adjourn at 8:00 pm. Motion carried.

RON LAUTNER, SECRETARY
LONG LAKE TOWNSHIP ZONING BOARD OF APPEALS

SARA KOPRIVA, RECORDING SECRETARY
LONG LAKE TOWNSHIP ZONING BOARD OF APPEALS

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