

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

REGULAR MEETING

TUESDAY, SEPTEMBER 1, 2009

1. CALL TO ORDER: The meeting was called to order by Chairman Geerlings at 7:00 p.m. at the Long Lake Township Hall.
2. ROLL CALL: Board members present: Mark Humitz, Howard Geerlings, Jim Johnson (alternate for John Linnerson), Bill Kaupas, and Ron Lautner

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

Also present was one member of the public.
3. MINUTES: JANUARY 6, 2009 (REGULAR MEETING) There being no concerns, Motion by Kaupas, seconded by Lautner to approve the minutes of the July 7, 2009 meeting as presented. Carried
4. AGENDA: There being no concerns, Motion by Humitz, seconded by Lautner to approve the agenda as presented. Carried
5. CONFLICT OF INTEREST STATEMENT: None stated.
6. PENDING BUSINESS: None
7. NEW BUSINESS: None
8. PUBLIC COMMENT: There was none.
9. REPORTS
 - A. PLANNING COMMISSION REPRESENTATIVE
Humitz stated the Planning Commission is still working on the Draft Zoning Ordinance Plan but they are hoping to hold a Public Hearing on October 21, 2009. There are going to be two meetings in September to discuss the attorney comments and make final changes. Humitz mentioned some changes that were going to be in the new Zoning Ordinance including new zoning districts, increasing minimum core living

area from 20' x 20' to 24' x 24' and increasing the minimum floor area in some districts to 1,000 square feet from 700 square feet. Mesch stated that because of the increase to 24' x 24' core living area the Zoning Board of Appeals may be seeing more cases since property owners will not be able to build on existing 50' wide lots and meet setback requirements. The Zoning Board of Appeals members were concerned about the new core living area requirement and asked the Planning Commission to reconsider changing this section of the Ordinance. Mesch encouraged the Zoning Board of Appeals members to read through the draft Zoning Ordinance and Map to see if there are any other issues that may need to be addressed.

B. ZONING ADMINISTRATOR

Mesch stated that there will be two cases for the October 6, 2009 Zoning Board of Appeals meeting. The first case is on Gingerwood and is an existing non-conforming lot that the homeowner would like to create an addition for health reasons. The second case is for Fieldstone Deli and they would like to be allowed a larger sign than the 16 square foot sign that the Ordinance allows. Mesch stated that the addition that was granted at the last Zoning Board of Appeals meeting is underway after some issues regarding where the property lines were located.

10. CORRESPONDENCE: None
11. ADJOURNMENT: There being no further business, Motion by Lautner, seconded by Kaupas to adjourn the regular meeting at 7:36 pm. 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.