

**WEST TRAVERSE TOWNSHIP  
REGULAR PLANNING COMMISSION MEETING  
JUNE 10, 2009**

Chairman Paul Mooradian called the meeting to order at 6:30pm.

Present: Paul Mooradian, Nancy Sarowski, Paul Repasky, Kristie Hollingsworth, Ann Wilderom, Pete Wallin, Joey Arbaugh.

Absent: None

Visitors: Randy Frykberg, Alford LaCount

The Planning Commission met at the entrance of the Franklin Park Industrial Park prior to a walking tour of same.

**Approval of Minutes: Wilderom made a motion to approve the minutes of the May 13, 2009, meeting. Wallin seconded the motion.**

**Vote: All yes.**

**Zoning Administrator's Report**

Randy Frykberg reported that he had a request from a Birchwood Farms Golf and Country Club committee as to how many available building lots were left. This number has changed in recent years as Birchwood tries to maximize its open space.

**Township Board Representative's Report**

Kristie Hollingsworth reported that the Wind Energy System Ordinance Draft #14 was approved by the Board and comments were received from the Emmet County Planning Commission. One change is that the windows in houses will not need to be counted. The vote was 3-2, with the no votes wanting to see more restrictive uses in the R-1 District. Hollingsworth also reported on the proposed water reservoir in Kiwanis Park.

**New Business**

The Planning Commission met at Franklin Park to do a walking tour of the C-1 Commercial-Light Industrial District in preparation of finalizing the revised ordinance. Main interests were the view corridor along the C-1 area (State Rd. in particular), parking throughout the park with attention paid to its setback from Franklin Dr., storage, security, fencing, truck loading and unloading. There was discussion as to where on Franklin Park Dr. the transition from C-1 to I-1 should occur. Of particular concern was the distance of the front yard setback for parking purposes in I-1 as to whether it should be 10', 15' or 20'. The current setback is 25'. We looked at each individual property and noted whether or not it was in compliance with the ordinance, and if not, why. We also looked at the commercial area outside of but adjacent to the south side of Franklin Park. This was a valuable exercise in that we found many violations, but also many properties that were well maintained and were in compliance.

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One of the concerns is to what extent we will create non-conformity with a revised ordinance knowing that we must be consistent with its enforcement. The Planning Commission will work on the revised ordinance at the July meeting and will invite property owners to the August meeting for their comments.

Adjournment

**The meeting was adjourned at 9:00pm on a motion by Arbaugh and second by Wallin.**

**Vote: All yes.**

The next regularly scheduled meeting will be July 8, 2009 at 7:00pm.

Joey Arbaugh  
Secretary