

West Traverse Township
Regular Planning Commission Meeting
February 6, 2008

Chairman Bartlett called the meeting to order at 7:00 p.m.

Present: Jim Bartlett, Kristi Hollingsworth, Richard Horan, Ann Wilderom,
Joey Arbaugh, Paul Mooradian.

Absent: Pete Wallin.

Visitors: Mary Campbell, Brentt Michalek, Bob Sandford, Randy Frykberg,
Susan Matsko.

Richard Horan made a motion to approve the minutes of the December 10, 2007 meeting as presented. Ann Wilderom seconded the motion.

Vote: All yes.

NEW BUSINESS:

Annual Election of Officers: **Richard Horan made a motion to waive the secret ballot. Joey Arbaugh seconded the motion.**

Vote: All yes.

Richard Horan made a motion to re-appoint the same officers; Jim Bartlett as Chairman, Paul Mooradian as Vice-Chairman, Joey Arbaugh as Secretary. Ann Wilderom seconded the motion.

Vote: All yes.

Discussion of County Proposal for use of Tourist Oriented Directional Signs (TODS):

Brentt Michalek of the Emmet County Road Commission was on hand to explain the proposed County Zoning Ordinance regarding Tourist Oriented Directional Signs (TODS). The size of the signs is 2' x 6' with a 1' x 6' header. There are also smaller trail blazer signs measuring 30" x 30". The basic signs have the business name, an arrow showing which direction to go and the distance from the intersection leading to the business. The trail blazer signs would be used if the business were not located on the main road and required a turn to get to its location. There was a lot of discussion regarding jurisdiction of the signs, how many would be allowed at an intersection, who would be allowed to use these, cost, maintenance, etc.

Paul Mooradian made a motion to recommend to the Township Board that they either adopt or modify the Resolution of Support and, if they see fit, to further investigate TOD type signs. Joey Arbaugh seconded the motion.

Vote: All yes.

Proposed: February 6, 2008

Approved: March 10, 2008 with changes on Page 2.

UNFINISHED BUSINESS:

Discussion of Comprehensive Plan: Mary Campbell presented an updated draft of the Comprehensive Plan which The Planning Commission members went through chapter by chapter. There was a question as to whether there should be any historical information included regarding the initial formation of the Township. This subject will be investigated. Each chapter was reviewed and there were corrections made as far as spelling or grammar. ~~There was discussion as to content to make sure that everything was worded the way the Planning Commission had wanted it done.~~ Paul Mooradian questioned the accuracy and need of the septic limitations map and all the different references to the septic limitations. Mary will make corrections that were suggested by the Planning Commission members and bring the final draft to the next Planning Commission meeting. That meeting has been re-scheduled to Monday, March 10, 2008 at 7:00 p.m. in order to accommodate Mary's schedule.

Discussion of West Traverse Township Wind Turbine Generator Ordinance, Draft #6: Randy Frykberg presented Draft #6 of the Wind Turbine Generator Ordinance. There was discussion regarding the Setbacks section and it was agreed to change it from two to one and one half times the height of the WTG. There was an addition to the Insurance section which mandates that the applicant carry public liability insurance. The rest of the proposed ordinance was reviewed and approved. It was agreed to have a Public Hearing at the next Planning Commission meeting on March 10.

OTHER:

Zoning Administrator's Report: Randy Frykberg presented his zoning administrator's report for December, 2007 and January, 2008.

Township Board Representative: Kristi Hollingsworth stated that the Board had held a public hearing for the Sexually Oriented Business Ordinance and then it was approved by the Township Board.

Planning Commissioner Comments: None.

Public Comments: None.

Adjournment: Paul Mooradian made a motion to adjourn the meeting. Joey Arbaugh seconded the motion.

Vote: All yes.

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The meeting was adjourned at 8:55 p.m.

The next regularly scheduled Planning Commission meeting will be held on Monday, March 10, 2008 at 7:00 p.m.

Submitted by:

Joey Arbaugh, Secretary

Transcribed by:
Susan Matsko
Township Secretary